BILL GARRETT, Davidson County
Trans:T20160105788 DEEDWARR
Recvd: 12/01/16 13:53 2 pgs
Fees:13.00 Taxes:1058.20
20161201-0126196

Record →

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of November, 2016, by and between Cui Ping Wu, party of the first part, and Andrew L Watson, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 181, SUGAR VALLEY, SECTION FOUR, as shown on plat of record in Instrument No. 200005230051444, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Cui Ping Wu by virtue of that certain Warranty Deed dated August 24, 2015, and being of record at Instrument No. 20150902-0089564 in the amount of $267,500.00 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not their primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, subject to restrictions and easements of record in Davidson County, Tennessee for said property; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

WITNESS the signature of the party of the first part the day and year first above written.

Cui Ping Wu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cui Ping Wu, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of November, 2016.

Notary Public

My Commission Expires: 9-1018

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address:	Andrew L Watson 6749 Sugar Hill Drive Nashville, TN 37211
Tax Parcel No	181010A12700CO
Property Address:	6749 Sugar Hill Dr. Nashville, TN 37211
MAIL TAX BILLS TO:	Owner at Property Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $286,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of November, 2016.

Notary Public

My Commission Expires: 9-1018

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY