WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160107407 DEEDWARR
Recvd: 12/07/16 09:03 2 pgs
Fees: 13.00 Taxes: 493.95

20161207-0128247

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DANA ELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ke Qin Rachel Taylor	Ke Qin et al	09611010700
(NAME) 3129 Lakeland Drive	(NAME) 1025 Southside Court ~~3129 Lakeland Drive~~	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN ~~37214~~ 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret Nicole Sasser, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ke Qin and Rachel Taylor,** Tenants in Common with the Right of Survivorship, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 921 on the plan of Cloverhill, Section XI, as shown by plat of record in Plat Book 2663, Page 26, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Margaret Nicole Sasser, unmarried by deed from Margaret Nicole Sasser, the Executrix of the Estate of Nancy Arlene Sasser, deceased, dated 6-3-14 of record in Instrument #201406090049926, Register's Office for said County.

This is improved ☑ property, known as 3129 Lakeland Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN BOOK 2663, PAGE 26, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Witness my hands this 2nd day of December, 2016.

Margaret Nicole Sasser

State of Tennessee
County of Rutherford

Personally appeared before me Margaret Nicole Sasser, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of December, 2016.

Notary Public Carla R. Dillard
My Commission Expires: 12.8.16

File No.: 0706

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE