WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
SANDY BALLENTINE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11519

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yutien Terry Wang	SAME AS NEW OWNER	16206020500 AND
(NAME)	(NAME)	
311 Grant Park Dr.		16206018800
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Kelley McCullough, a single woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yutien Terry Wang , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: 5228 Tusculum Court

Being Lot No. 193 on the Plan of Section Two, Fair Oaks Subdivision, of record in Plat Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kelley McCullough, a single woman, from Ty A. Carter by Warranty Deed dated August 9, 2007 of record in Instrument No. 20070820-0099563, Register's Office for Davidson County, Tennessee.

TRACT 2: 249 Ocala Drive

Being Lot No. 170 on the Plan of Section Two, Fair Oaks Subdivision, of record in Plat Book 4460, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelley McCullough, a single woman, from Ty A. Carter by Warranty Deed dated August 9, 2007 of record in Instrument No. 20070820-0099569, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION TWO, FAIR OAKS SUBDIVISION OF RECORD IN PLAT BOOK 4460, PAGES 52 AND 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantor named herein****

BILL GARRETT, Davidson County
Trans:T20160107921 DEEDWARR
Recvd: 12/08/16 09:53 2 pgs
Fees:13.00 Taxes:987.90
20161208-0128872

unimproved ☐

This is improved ☑ property, known as 5228 Tusculum Ct, Nashville, TN 37211 AND 249 Ocala Drive, Nashville, TN 37211

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE 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, unless otherwise herein set out; 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, his 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.

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

Kelley McCullough

Kelley McCullough

STATE OF California

COUNTY OF. los angeles

On this 2nd day of December, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelley McCullough**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
02.28.2017

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SHANNA T. HEMPHILL
Commission # 2008951
Notary Public - California
Los Angeles County
My Comm. Expires Feb 28, 2017