WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170001704 DEEDWARR
Recvd: 01/09/17 08:35 2 pgs
Fees:13.00 Taxes:592.00
20170109-0001946

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Xiong Zi Chen	Xiong Zi Chen	51-7-55
(NAME)	(NAME)	
2233 Golden Oak Place	2233 Golden Oak Place	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162992

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, TONY G. WHITTEMORE AND WIFE, VICKI WHITTEMORE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **XIONG ZI CHEN AND WIFE, AILAN ZHU**, 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. :

Land in Davidson County, Tennessee, being Lot No. 4, on the Map of Stratton Heights, of record in Book 1835, page 13, Register's Office for said County.

Said Lot No. 4 fronts 85 feet on the West side of Gibson Drive and runs back between lines 190 feet on the North line and 188.1 feet on the South line to a dead line in the rear, on which it measures 77.58 feet.

Being the same property conveyed to Tony G. Whittemore and wife, Vicki Whittemore by deed from John R. and June C. Cash, dated May 25, 1997, of record in Book 10487, page 790, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1104 Gibson Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 6th day of January, 2017

Tony G. Whittemore

Vicki Whittemore

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tony G. Whittemore and Vicki Whittemore, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2017.

Notary Public
My Commission Expires: 4/19/17

