WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002835 DEEDWARR
Recvd: 01/11/17 11:15 2 pgs
Fees:13.00 Taxes:1128.50
20170111-0003192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory S. Uhl and Cuilan Zhou	Wells Fargo	
(NAME) 748 Wolfeboro Lane	(NAME) 6200 Park Ave	141-5-A/67.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Des Moines IA 50321	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **MILFORD VEDAA, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY S. UHL AND CUILAN ZHOU**, 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: both unmarried

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Avondale Park, Phase 1, Section 3, of record in Instrument No. 20090318-0024198, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Milford Vedaa and Sharalyn Vedaa, husband and wife by deed from Stephen P. Eubank, dated November 18, 2013, of record in Instrument No. 20131119-0119339, Register's Office for Davidson County, Tennessee.

Sharalyn Vedaa has since died, vesting property solely in Milford Vedaa.

This conveyance is subject to 2016 real property taxes; All matters appearing of record in Instrument No. 20090318-0024198, said Register's Office; Restrictive Covenants of record in Instrument Nos. 20081203-0117452, 20090331-0028791, and 20101223-0102254, said Register's Office; Charter of record in Instrument No. 20081203-0117350, said Register's Office; and Easements of record in Instrument Nos. 20060110-0003857, 20041207-0145663, 20040204-0013639, 20040204-0013640, 20080818-0084836, 20080826-0087638, 20040204-0013641, 20090414-0033629, 20041207-0145662, 20071002-0117293, 20090707-0063325, 20111104-0086264, 20080701-0067906, 20060512-0055867, 20080701-0067905, 20090414-0033624, 20090414-0033625, 20090429-0038537, Book 5348, Page 362, and Book 5902, Page 469, Book 787, Page 7, Book 5738, Page 819, Book 4193, Page 903, Book 5738, Page 832, Book 4118, Page 694, Book 4228, Page 635, Book 4273, Page 280, Book 1237, Page 674, and Book 840, Page 540, said Register's Office.

7017

unimproved
This is improved x property, known as 748 Wolfeboro Lane, Nashville, TN 37221

(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.

Witness my hand this 9th day of January, 2017

MILFORD VEDAA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milford Vedaa, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of January, 2017.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019