WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/17 09:38 2 pgs
Fees:13.00 Taxes:610.50
20170210-0014020

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of February, 2017

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Yating Hu	SunTrust Mortgage, Inc.	071-05-0-233
3018 Waywood Drive	901 Semmes Avenue RVW 5024	
Murfreesboro, TN 37128	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edward Keel**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Yating Hu, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 140 on the plan of Scruggs Brooklyn Heights Subdivision, of record in Book 911, page 467, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed Terrell Starks from STB Associates by Final Decree Confirming Sale in the Chancery Court for Davidson County, Tennessee, of record in Instrument Number 20100325-0022282, Register of Deeds of Davidson County, Tennessee. Said lots were separated in Instrument Number 20140801-0068795, said Register's Office. Further conveyed to Terrell Starks from STB Associates by Default Judgment in Chancery Court for Davidson County, Tennessee, of record in Instrument Number 20140910-0082929, said Register's Office. Further conveyed to Faleshia Harris by Quitclaim Deed from Terrell Starks of record in Instrument Number 20150702-0064507, said Register's Office. Further conveyed to Edward Keel by Quitclaim Deed from Faleshia Harris of record in Instrument Number 20160527-0053547, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 332, page 140, Register's Office Davidson County, Tennessee.

This is improved property known as: **1811 Liberia Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 7, 2017.

Edward Keel
Edward Keel

STATE OF TENNESSEE
COUNTY OF Davis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward Keel** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 7, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.