WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016385 DEEDWARR
Recvd: 02/24/17 11:44 2 pgs
Fees:13.00 Taxes:962.00
20170224-0018628

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ 260,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE
22nd DAY OF February2017

Notary Public

MY COMMISSION EXPIRES:
(Affix Seal)

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

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ke Qin	Same as new owner	105-7-253.00
1025 Southside Court		
Nashville, TN 37203		
(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,WE, ***Bobby B Frierson, Married***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Ke Qin***
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. 24 and the Easterly one foot of Lot No. 25 on the unrecorded subdivision of Block 6 on the Map of Hamilton's Subdivision of Block 6, of record in Minute Book 1, page 97, County Court, according to a survey made by James A Hamilton, Jr, surveyor, dated July 29, 1947, as follows:

Beginning on the southern margin of Hamilton Street at a point 220 feet 3 inches East of the Southeast corner of said street and Martin Street; thence with the Southerly margin of Hamilton Street Eastwardly 51 feet to the corner of Lots Nos. 23 and 24; thence with the line between said two lots Southwardly 167 1/2 feet to the Northerly margin of an alley; thence with said alley Westwardly 51 feet; thence Northwardly 167 1/2 feet to the beginning.

Being the same property conveyed to Bobby Frierson by Quitclaim Deed from Bobby B Frierson, married dated 5/6/11 and filed for record on 5/13/11 of record in Book 201105130036794, said Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (x) Property, known as 553 Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 on this 22nd day of February, 2017.

Bobby B Frierson

Bobby B. Frierson

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 **Bobby B Frierson** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2017.

Commission Expires: 2/25/20

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public