(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20170019273 DEEDWARR
Recvd: 03/06/17 15:40 2 pgs
Fees: 13.00 Taxes: 462.50
20170306-0022140

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170299

WARRANTY DEED

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Coreen Newsome
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson Pan and Jessica Weng 2962 Baby Ruth Lane, #5, Antioch, TN 37013	New Owner	163 11 0D 005.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand and 00/100 Dollars ($125,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHERRELL L. ROBINSON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JACKSON PAN AND JESSICA WENG, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 5 on the plan of Hickory Place Townhomes, a Planned Unit Development, of record in Book 11190, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sherrell L. Robinson, unmarried, by Warranty Deed from York Construction, LLC, dated 11/30/1999, recorded 12/7/1999, of record in Instrument #199912070300648, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2962 Baby Ruth Lane, #5, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of February, 2017.

SHERRELL L. ROBINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sherrell L. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of February, 2017.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/3/18