BILL GARRETT, Davidson County
Trans:T20170025612 DEEDWARR
Recvd: 03/27/17 12:12 2 pgs
Fees:13.00 Taxes:832.50
20170327-0029618

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of March, 2017.

NOTARY PUBLIC

My commission expires: 7-8-19

MARY KATHRYN CHARLTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nathaniel J. Jarrard and Courtney D. Jarrard	Bank of Tennessee	108160A03300CO
(NAME)	(NAME)	
1805 Timber Grove	301 E. Center St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Kingsport, TN 37660	

Warranty Deed

For and in Consideration of the sum of $225,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Liang Houg and Li Huang, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nathaniel J. Jarrard and Courtney D. Jarrard, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 33, on the Plan of Timber Ridge, of record in Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plat reference is is hereby made for a more complete legal description.

Being the same property conveyed to Liang Hong and Li Huang, husband and wife, by deed from Secretary of Veterans Affairs, dated October 2, 2013, of record in Instrument No. 20131024-0110934, said Register's Office.

This property is __unimproved _X_improved property known as: 1805 Timber Grove, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of March, 2017.

* Liang Houg
Liang Houg

* Li Huang
Li Huang

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Liang Houg and Li Haung, husband and wife, the herein bargainor, 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 official seal, this the 23rd day of March, 2017.

* Shane S LeBlanc NOTARY PUBLIC
Notary Public
My Commission Expires: Feb 19, 2018

SHANE S LEBLANC
NOTARY PUBLIC
ID No. 80329
My Comm. Expires
Feb 19, 2018
HARRISON COUNTY
STATE OF MISSISSIPPI

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122