WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/17 09:18 3 pgs
Fees:18.00 Taxes:584.60
20170417-0036593

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yanjun Ma	Yanjun Ma	13105OB40100
(NAME)	(NAME)	
5723 Colchester Court	5723 Colchester Court	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donald Wayne Shockney Jr., an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Yanjun Ma, a married woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 401, as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenants to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald Wayne Shockney, Jr., an Unmarried man by Deed dated 01/23/2015, from Patrick Wayne Shockney, Unmarried of record in Instrument 201502030009828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Master Deed of record in Book 6841, Page 349, said Masterdeed was amended of record in Book 6847, Page 122; (2) Easement Agreement of record in Book 5158, Page 230; (3) Easement Agreement Easement of record in Book 6869, Page 162; (4) Easement Agreement of record in Book 7776, Page 899; (5) Charter of record in Book 6855, Page 917, and Charter Amendment of record in Book 8176, Page 697, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 401 Summit Ridge Place, Nashville, TN 37215
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 11th day of April, 2017.

Donald Wayne Shockney Jr.

State of Tennessee
County of Williamson

Personally appeared before me Donald Wayne Shockney Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2017.

Notary Public
My Commission Expires: March 8, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018