WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/17 15:14 3 pgs
Fees:18.00 Taxes:2675.75
20170425-0040637

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $723,175.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 11-6-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Xiaodong Huang Jia Wang		131010K00500CO
(NAME)	(NAME)	
4116 Baldwin Arbor	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Beatrice Kritikos and Theodore Kritikos,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Xiaodong Huang and Jia Wang, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Baldwin Arbor Subdivision, of record in Plat Book 9700, Page 746, as revised in Instrument No. 20000128-0009264, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Beatrice Kritikos and husband, Theodore Kritikos by Deed of record in Instrument No. 20101130-0095058, Register's office for Davidson County, Tennessee.

This instrument is executed on behalf of Beatrice Kritikos by Gina Burnett as Attorney-In~Fact pursuant to recorded Power of Attorney of record in 20170425-0040635, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Theodore Kritikos by Gina Burnett as Attorney-In~Fact pursuant to recorded Power of Attorney of record in 20170425-0040636, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4116 Baldwin Arbor, 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 GRANTEES, 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/our hands this 24th day of April, 2017.

Beatrice Kritikos
By: Gina Burnett as her attorney-in-fact

Beatrice Kritikos
By: Gina Burnett as her attorney-in-fact

Theodore Kritikos
By: Gina Burnett as his attorney-in-fact

Theodore Kritikos
By: Gina Burnett as his attorney-in-fact

State of Tennessee
County of Williamson

On this the 24th day of April, 2017, before me personally appeared Gina Burnett, the person who executed the foregoing instrument on behalf of Beatrice Kritikos and Theodore Kritikos who acknowledged that he executed the same as the free act and deed of the said Beatrice Kritikos and Theodore Kritikos , through Power of Attorney granted Gina Burnett by the Beatrice Kritikos and Theodore Kritikos .

Witness my hand and official seal at FRANKLIN, TENNESSEE, this 24th day of April, 2017.

My Commission Expires:_____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Hilary Mohsenzadeh
Notary Public

File No.: 11967

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017