BILL GARRETT, Davidson County
Trans:T20170035272 DEEDWARR
Recvd: 04/26/17 14:09 2 pgs
Fees:13.00 Taxes:1526.25
20170426-0041072

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of April, 2017, by and between Xiaoxi Pan, a married woman, party of the first part, and Andrew B Johnson and Rachel E Johnson, Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of ~~Williamson,~~ DAVIDSON State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 16, PLAN OF COTTONPORT PLANTATION, PHASE I, as shown on plat of record in Plat Book 6900, Pages 529-530, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Xiaoxi Pan, an unmarried woman, by virtue of that certain Warranty Deed dated May 28, 2013, and being of record at Instrument No. 20130530-0054609 in the Register's Office of ~~Williamson County~~ DAVIDSON COUNTY, Tennessee. Ying Zheng joins in this conveyance to transfer any martial rights to said property.

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), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 ~~Williamson~~ DAVIDSON County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Xiaoxi Pan
Xiaoxi Pan

Ying Zheng
Ying ~~Zheng~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Xiaoxi Pan and Ying Zheng , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of April, 2017.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2018

Property Owner & Address: Andrew B Johnson and Rachel E Johnson
408 Overall Drive
Brentwood, TN 37027

Tax Parcel No 171080A01600CO

Property Address: 408 Overall Dr.
Brentwood, TN 37027

MAIL TAX
BILLS TO: new owner

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $412,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of April, 2017.

Notary Public

My Commission Expires

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2020