

STATE OF Tennessee }
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27 DAY OF April, 2017.

NOTARY PUBLIC

My Commission expires: 8/25/18

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17030026

Address of New Owner
LiJun Meng
5623 Hickory Park Drive
Antioch, TN 37013

Send Tax Bills To:
Same

Tax Information:
174-01-0A-038.00

Davidson County DEEDWARR
Recvd: 04/28/17 11:25 3 pgs
Fees:18.00 Taxes:780.70
20170428-0041893

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Donna Willis, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **LiJun Meng,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. Sixty-Seven (67) on the Final Plat, Cluster Lot Development, Rivendell Woods, Phase I, Section III, according to plat and survey of record in Instrument No. 20080220-0016770, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Donna Willis, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 01/09/09 and recorded on 01/21/09 in Instrument No. 20090121-0005205, Register's Office for Davidson County, Tennessee.

This is property generally located:
5623 Hickory Park Drive, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20080220-0016770, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070607-0068416, and amended in Instrument No. 20080722-0074876, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20070522-0061016, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20130918-0098477, said Register's Office.
6. Stormwater Detention Agreement of record in Instrument No. 20031104-0161896, and in Instrument No. 20070430-0050843, said Register's Office.
7. Right-of-Way Agreement to Columbia Gulf Transmission Company of record in Book 4215, Page 632, said Register's Office.
8. A 150-foot TVA right-of-way as set forth in the quitclaim deed of record in Instrument No. 20040702-0079200, said Register's Office.

9. Order of Possession granted to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20130130-0009636, said Register's Office.
10. Assignment of Easement of record in Instrument No. 20130520-0050613, said Register's Office.
11. Order of Possession granted to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20130130-0009637, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Donna Willis** has/have caused this instrument to be executed, this the 27 day of April, 2017.

Donna Willis

Donna Willis

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Donna Willis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 27 day of April, 2017.

My commission Expires: 8/25/18

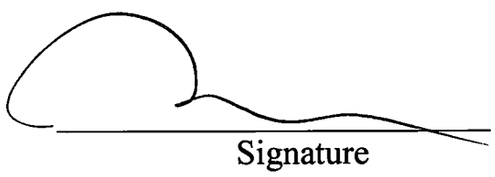
NOTARY PUBLIC

BROONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.



Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 28 day of April, 2017

Kara Krantz

Notary's Signature

My Commission Expires: 1-10-21

