THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **700,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MAY, 2017. Notary Public MY COMMISSION EXPIRES: 03-03-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170041053 DEEDWARR
Recvd: 05/15/17 10:35 2 pgs
Fees: 13.00 Taxes: 2590.00
20170515-0047828

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jia Bi	NEW OWNER	
200 Moultrie Park		116-08-0-H-200.00CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Dinah Petree, in her capacity as the Executrix for the Estate of Dale M. Quillen,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jia Bi,**

HEREINAFTER CALLED THE GRANTEE, 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. 200 on the Revised Plan of Sugartree, Phase 3, of record in Plat Book 5050, Pages 67 - 71, as amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela J. Wright, a married person by Warranty Deed from R. Clayton McWhorter, a single man, of record in Book 6236, page 196, Register's Office for Davidson County, Tennessee, dated February 21, 1984 and recorded on February 24, 1984. The said Pamela J. Wright having since conveyed all of her right, title and interest in and to the subject property to Dale M. Quillen by Quitclaim Deed of record in Book 9384, page 575, Register's Office for Davidson County, Tennessee, dated June 14, 1994 and recorded on June 21, 1994, and corrected by Quitclaim Deed of Correction of record in Book 9901, Page 93, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed was executed for the specific purpose of complying with the terms of the Final Decree of Divorce between Pamela J. Wright (Quillen) and Dale M. Quillen, a copy of which is of record in Book 9867, Page 655, Register's Office for Davidson County, Tennessee. The said Dale M. Quillen died testate August 13, 2016, and by his Last Will and Testament admitted for probate on September 14, 2016, as Docket No.16P1558 Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), devised the subject property to Dinah Petree, and further appointed her as Executrix of his estate. (see Order Approving Contract for Sale of Real Property filed on May 5, 2017 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 16P-1558.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **200 Moultrie Park, Nashville, TN 37205.**

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 hand this the 11th day of May, 2017.

Estate of Dale M. Quillen

BY: Dinah Petree, Executrix
Dinah Petree, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dinah Petree, in her capacity as the Executrix for the Estate of Dale M. Quillen** ,the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of May, 2017.

My Commission expires: March 3, 2020

Notary Public

