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

Davidson County DEEDWARR
Recvd: 06/05/17 11:19 2 pgs
Fees:13.00 Taxes:584.60
20170605-0055765

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of June, 2017, by and between Yutien Terry Wang, party of the first part, and Ondrej Svarc, 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 Davidson, State of Tennessee, to wit:

Being Lot #92 Section I (prior deed erroneously omitted I) on the Plan of Primrose Acres, as of record in Book 2663, Page 106, Register's Office for Davidson County,

Said Lot #92 fronts 100 feet on the southerly side of Hamblen Drive and extends back 241.2 feet on the easterly line and 260.2 feet on the westerly line to a dead line measuring 102 feet thereon.

Being all or part of the same property conveyed to Terry Wang by virtue of that certain Special Warranty Deed dated February 9, 2015, and being of record at Instrument No. 20150212-0012878 in the Register's Office of Davidson County, Tennessee. Yutien Terry Wang and Terry Wang being one and the same person.
Seller warrants that this property has never been used as his primary residence and has been used for investment purposes only.

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; and I/we do covenant with the said GRANTEE(S) that I/we are 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 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 2663, Page 106 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Yutien Terry Wang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 2nd day of June, 2017.

Ashlee D Page
Notary Public

My Commission Expires: 9/2018

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Ondrej Svarc
405 Hamblen Drive
Madison, TN 37115

Tax Parcel No 04204003000

Property Address: 405 Hamblen Dr.
Madison, TN 37115

MAIL TAX
BILLS TO: Owner at Property Address

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 $158,000.00 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 2nd day of June, 2017

Notary Public

My Commission Expires: 4/10/19

ASHLEE D PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019