BILL GARRETT, Davidson County
Trans:T20170053662 DEEDWARR
Recvd: 06/22/17 14:32 2 pgs
Fees:13.00 Taxes:2954.45
20170622-0063050

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| **THIS INSTRUMENT PREPARED BY:**<br>WESLEY D. TURNER<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $798,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 19 day of June, 2017.<br><br>Notary Public<br><br>My Commission Expires: |

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Yuche Chen and Kejia Hu<br>300 Ashcroft Place<br>Nashville, TN 37215 | Send Tax Bills To:<br>New Owner | Map-Parcel Number<br>116-12-120.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **M. TAYLOR HARRIS, JR. AND WIFE, MARY ANN HARRIS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **YUCHE CHEN AND KEJIA HU, a married couple**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ashcroft Place, of record in Book 7900, page 452, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to M. Taylor Harris, Jr. and wife, Mary Ann Harris by deed from Steven G. Hall, unmarried, of record in Book 10722, page 220, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, page 452, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 986, page 347, Register's Office for Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

4. Restrictive covenants recorded in Book 1139, page 105, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4154, page 215, Register's Office for Davidson County, Tennessee.

This is improved property known as: **300 Ashcroft Place, Nashville, TN 37215.**

**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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

**WITNESS** my hand this 9th day of June, 2017.

M. Taylor Harris, Jr.

Mary Ann Harris

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Taylor Harris, Jr. and Mary Ann Harris, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 9th day of June, 2017

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 7-2-2018
WDT

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