# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-27-21

(AFFIX SEAL)

SHEILA K. REBURN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Ji Huang and Ping Tian | F&M Bank | 161 11 0 066.00 |
| (NAME) | (NAME) | |
| 577 Huntington Parkway | PO Box 451 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Clarksville, TN 37041 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**Davidson County DEEDWARR**
**Recvd: 07/12/17 10:26 2 pgs**
**Fees:13.00 Taxes:903.73**
**20170712-0070028**

For and in consideration of the sum of Two Hundred Forty-Four Thousand Two Hundred Fifty And No/100 Dollars ($244,250.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Forrest Jackson and wife, Rebecca Jackson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ji Huang and wife, Ping Tian**, hereinafter called the Grantees, 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. 374 on the Plan of Huntington Park, Section 3, of record in Book 4660, Page 68, Register's Office for said County.

Said Lot No. 374 fronts 75 feet on the southerly margin of Huntington Parkway and extends back between parallel lines 160 feet to a line in the rear.

Being the same property conveyed to Forrest Wilson Jackson and wife, Rebecca Farmer Jackson by Warranty Deed from Donald R. Barrett and wife, Diane N. Barrett dated December 19, 1975 and recorded December 22, 1975 in Book 4981, Page 738, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Forrest W. Jackson and wife Rebecca F. Jackson, Trustees, or their sucessor in trust, under the Jackson Revocable Trust, dated Feb. 19, 2006 by Warranty Deed from Forrest Wilson Jackson, being in the same as Forrest W. Jackson and Rebecca Farmer Jackson, being one in the same as Rebecca F. Jackson, husband and wife dated February 19, 2008 and recorded February 26, 2008 as Instrument No. 200802260018599, with the consideration amount of $0.00, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 577 Huntington Parkway, Nashville, TN 37211

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, has 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 our hands this 10th day of July, 2017.

Forrest Jackson

Rebecca Jackson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Forrest Jackson and Rebecca Jackson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2017.

Notary Public

My Commission Expires: 2-27-21

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-173879FC

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019