WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170061140 DEEDWARR
Recvd: 07/18/17 09:39 2 pgs
Fees:13.00 Taxes:2405.00

20170718-0072001

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: 7/6/2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Xili Niu	new owners	Parcel ID:
2610 Pennington Bend Rd.	1818 Tyne Blvd	06200001400
Nashville, TN 37214	Nashville, TN 37215	

FOR AND IN 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, we

Wanda Faye Suey, unmarried
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Xili Niu and Meili Yang, husband and wife
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 parts of Lots No. 4 and 5 on the plan of Robert Young's Farm, as of record in Book 421, Page 140, Register's Office for Davidson County, Tennessee, described according to a survey made by Raymond P. Smith Company, surveyors, March 23, 1966, as follows:

Beginning in the center of Pennington Bend Road at the northwest corner of the property conveyed to Donald R. Hall and wife, of record in Book 4010, Page 823, said Register's Office; thence with the said Hall's western boundary line south 11 deg. 00 min. west 576 feet to an iron pin; thence north 77 deg. 23 min. west 230 feet to an iron pin; thence north 11 deg. 37 min. east 586.6 feet to the center of Pennington Bend Road; thence with the center of the same, south 74 deg. 53 min. east 230 feet to the point of beginning, containing 3.1 acres more or less.

Being the same property conveyed to Wayne Edward Suey and wife, Wanda Faye Suey by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 8481, Page 735, dated November 7, 1991, Register's Office for said County. The said Wayne Edward Suey died July 6, 2015, and title vested in Wanda Faye Suey as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 140, said Register's Office; (3) Restrictive Covenant for Detached Structure of record in Instrument 20090817-0076991, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2610 Pennington Bend Rd., Nashville, TN 37214

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 14th day of July, 2017.

Wanda Faye Suey

Wanda Faye Suey

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 Wanda Faye Suey, 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.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2017.

My Commission Expires: 5/5/20

Notary Public

