WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170063983 DEEDWARR
Recvd: 07/26/17 10:03 2 pgs
Fees: 13.00 Taxes: 392.20

20170726-0075471

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANA DELWORTH My Commission Expires 01/6/2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Haojie Wang	NEW OWNER	148140304.00
(NAME)	1917 ASHBURN COURT	
402 Gillespie Court	NOLENSVILLE, TN 37135	
(ADDRESS)		
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Harvey Davis and Carolyn Daniels Davis, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Haojie Wang and Matiah Martin, Husband and Wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 77 B on the Plan of Zone-Lot Division, Lots 77, 81, 82 & 83, Haywood Forest Section Three, of record in Plat Book 5800, Page 358, (as erroneously recorded as Plat Book 5800, Page 350 in Deed Book 11573, Page 71 and in prior deed Book 10042, Page 312), Originally recorded as Plat Book 5200, Page 245, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harvey Davis and wife, Carolyn Daniels Davis by Quit Claim Deed from Carolyn Daniels, dated 07/08/1999, recorded 07/15/1999, of record in Book 11573, Page 71, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn Daniels by Quitclaim Deed from Joel E. Rowlett and wife, Tanya Rowlett, dated 04/24/1996, recorded 05/07/1996, of record in Book 10042, Page 312, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 5800, Page 358 and Originally of record in Plat Book 5200, Page 245, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 5583, Page 115, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; and (3) Covenants, conditions, easements and restrictions of record in Book 6217, Page 71.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 402 Gillespie Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of July, 2017.

Harvey Davis

Carolyn Daniels Davis

State of Tennessee
County of Wilson

Personally appeared before me Harvey Davis and Carolyn Daniels Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of July, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

PLEASE RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
our file #: M-CLR-17-402