WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39147

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,942.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ling Guan	New Owner	09613000100
(NAME)	(NAME)	
438 Heney Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer M. Morrison F/K/A Jennifer M. King,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ling Guan, a married woman,** 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:

Being Lot No. 52 on the Plan of Perry Heights, of record in Book 2900, Page 18, 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 Jennifer M. King, by deed of record in Instrument No. 20030605-0077761 , Register's Office for Davidson County, Tennessee. The said Jennifer M. King N/K/A Jennifer M. Morrison.

This conveyance is subject to any and all existing restrictions and easements of record.

William A. Morrison joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 438 Heney Dr., Nashville, TN 37214
(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 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.

BILL GARRETT, Davidson County
Trans:T20170071922 DEEDWARR
Recvd: 08/18/17 11:57 2 pgs
Fees:13.00 Taxes:924.79
20170818-0085092

Witness my/our hands this 15th day of August, 2017.

Jennifer M. Morrison

William A. Morrison

State of Tennessee
County of Williamson

Personally appeared before me Jennifer M. Morrison and William A. Morrison with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2017.

Notary Public
My Commission Expires:



File No.: 12439