RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179383

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20170077322 DEEDWARR
Recvd: 09/05/17 10:08 2 pgs
Fees:13.00 Taxes:1598.40
20170905-0090809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017.

NOTARY PUBLIC

My commission expires: 1-8-18

BRITTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jenna Phillp<br>1221 North 2nd Street<br>Nashville, TN 37207 | new owner | 071 15 0 336.00 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Two Thousand and 00/100 Dollars ($432,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **YATING HU, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JENNA PHILIP, A SINGLE PERSON**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the plan of The Benedict Land Co's Subdivision of the Lindsley Tract, as shown by plat of record in Book 332, page 40, in the 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 Yating Hu, unmarried, by Warranty Deed from Third Coast Properties, LLC, dated 5/4/2016, recorded 5/6/2016, of record in Instrument #20160506-0044925, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Third Coast Properties, LLC by deed dated 080515, of record in Instrument #20150812-0080689, said Register's Office.

The address of the herein described property is believed to be 1221 North 2nd Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #: 0-VRES-17-1221**

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of August, 2017.

**YATING HU**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Yating Hu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of August, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

