Bill Garrett Davidson County
Batch# 888 DEEDWARR
09/14/2017 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20170914-0094084

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $235,000.00 Affiant Subscribed and sworn to before me, this 10th day of September, 2017. Notary Public My commission expires: 12/10/2019 DAWN THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly M. Clayton	**HAMILTON GROUP FUNDING, INC.**	**16409000400**
5733 Cedar Ash Xing	**661 Fitzhugh Blvd, Office 130**	
Antioch, TN 37013	**Smyrna, TN 37167**	

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 ACKNOWLEDGE, WE,

Liyin Chen, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly M. Clayton, a single 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:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Sheford Crossing Section One, a Planned Unit Development of record in Plat Book 7900, page 937, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Liyin Chen and husband, Meng H. Wang, by Warranty Deed from Dennis Paul Schnurbusch II and wife, Barbara G. Schnurbusch, dated May 26, 2005, of record in Instrument No. 20050610-0066640, Register's Office for Davidson County, Tennessee.

Meng H. Wang having since passed on October 16, 2014 leaving his interest to the surviving tenant by the entirety, Liyin Chen.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 7900, page 937, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Deed Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10640, page 941, Book 10353, page 575, book 10717, page 97, book 11455, page 769, Instrument No. 20001018-0103441, and Instrument No. 20010418-0038191, said Register's Office.

Bylaws of record in Deed Book 9651, page 925, said Register's Office.

HOA Charter of record in Deed Book 9651, page 895, said Register's Office.

Easements of record in Deed Book 1224, page 257, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 5733 Cedar Ash Xing, Antioch, TN 37013.

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 in 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/our hand(s) this 6th day of September, 2017.

Liyin Chen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Liyin Chen, the within named Grantor(s), 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, at office, this 6th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KEMBERLY POWELL, 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 Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)

201709140094084