THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170813206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2017.

Notary Public
My Commission Expires: 01/17/21

Bill Garrett Davidson County
Batch# 968 **DEEDWARR**
09/14/2017 03:20:25 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20170914-0094182

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ke Qin	Ke Qin	Tax Parcel ID No.
506 Acklen Park Drive	1025 Southside Ct.	104-01-0-401.00
Nashville TN 37205	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Evelyn Johnson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ke Qin , a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of First Addition to Wrenwood Subdivision of record in Plat Book 2330, Page 165, in the Register's Office for Davidson County, Tennessee.

Beginning at an iron pin set in the Westerly margin of Acklen Park Drive, said point being the common front corner of Lots Nos. 3 and 4; thence with the Westerly margin of Acklen Drive 68.05 feet to a point; thence Westwardly 95 feet, more or less, to a point in the Easterly margin of the right-of-way of the L & N R.R.: thence with North 25 degrees 24' East, 57.2 feet to the common rear corner of Lots Nos. 3 and 4; thence Easterly with the line between Lots Nos. 3 and 4, 95 feet to the point of beginning.

Being the same property conveyed to Mary Evelyn Johnson by Quitclaim deed from Eva Johnson, unmarried of record in Book 6269, page 11, Register's Office for Davidson County, Tennessee, dated March 30, 1984 and recorded on April 12, 1984.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 165, Register's Office for Davidson County, Tennessee.

Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 506 Acklen Park Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2017.

Mary Evelyn Johnson

Mary Evelyn Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Evelyn Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

Nathan L. Powers

Notary Public
My Commission Expires: 01/17/21

