201709190095899

Batch# 2277 DEEDWARR
09/19/2017 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20170919-0095899

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Expires

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

Dana Park
Affiant

Subscribed and sworn to me on September 14th, 2017.

Deborah K. Devine
NOTARY PUBLIC

My Commission Expires: 9/7/2020

THIS INSTRUMENT WAS PREPARED BY: AND RETURN TO:
Patrick Poole
ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30916

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chaochen You 97 Fairway Drive Nashville, TN 37214	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	084-15-0-154.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HJL Properties, GP, a Tennessee general partnership, f/k/a HJL, LP**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Chaochen You, a married man,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Tract #1 on the Revised Subdivision of St. Phillips Church Property, the plan of which is of record in Book 4955, page 113, Register's Office for said County, and described according to said plan as follows:

Beginning at an iron pin on the east R.O.W. line of Fairway Drive a distance of 95.33' measured along the east R.O.W. of Fairway Drive from the northwest corner of Lot No. 16 of the Plan of R. D. Stanford's Subdivision of the Lannom Property as of record in Plat Book 547, page 186, in the Register's Office of Davidson County, said iron pin being the northwest corner of the property described in deed of record in Book 2537, page 15, and

being the southwest corner of this tract. From said point of beginning running along the east R.O.W. of Fairway Drive, N 03° 25' 12" E, 106.027' to a point; thence S 87° 24' 48" E, 261.72' to a point; thence S 04° 43' 30"W, 110.52' to a point; thence N 86°26' 03" W, 259.18" to the point of beginning.

Being the same property conveyed to HJL, L.P. by Warranty Deed from Jean Ann Richardson Hilten and John F. Richardson, Jr. of record on December 03, 1998 in Book 11235, Page 391, Register's Office for Davidson County, Tennessee. HJL, L.P. is now known as HJL Properties, G.P., a Tennessee general partnership, pursuant to Statement of Merger filed with the Secretary of State, State of Tennessee, on April 9, 2016, Control No. 742142.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 4955, Page 79 and Plat Book 4955, Page 113, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 97 Fairway Drive, Nashville, TN 37214.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 14 day of September, 2017.

HJL Properties, GP, a Tennessee general partnership

BY: _____
Jane B. Eakes, General Partner

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jane B. Eakes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Managing Partner of HJL Properties, GP, a Tennessee general partnership, the within named bargainor, and that she as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself in her capacity as said Managing Partner.

Witness my hand and official seal on September 14, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 9/24/17

LAURIE E. FORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019