STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES: July 3, 2021
File No. G17-9490

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 12171

Bill Garrett Davidson County
Batch# 2617 DEEDWARR
09/20/2017 12:01:07 PM 2 pgs
Fees: $13.00 Taxes: $1,065.60
20170920-0096388

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Xili Niu, Married (NAME)	Franklin Synergy Bank (NAME)	73-30-4
2821 McGavock Pike (STREET ADDRESS)	3301 Aspen Grove, Suite 200 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rex A. England, Sr. and Hope M. England, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xili Niu, Married**, 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:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 167, on the Resubdivision of Sutherland Heights, Section 4, Lots 167 and 168, of record in Plat Book 5190, page 531, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract Two:

Land in Davidson County, Tennessee, being the northerly 5 feet of Lot No. 59 on the Plan of Sutherland Heights, Section 2, as shown on plat of record in Plat Book 2663, page 58, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Beginning at a point on the easterly margin of McGavock Pike, the same being the common front corner of Lot No. 167, Section 4, Sutherland Heights, of record in Plat Book 2854, page 43, and Lot No. 59, Section 2, of record in Plat book 2663, page 58, said Register's Office; thence with the dividing line of the aforesaid Lots, North 68°51' East, 160 feet to the common rear corner of said lots; thence South 34°26' West, 5.24 feet, said call running along the common line between Lots 59 and 60, Section 2, Sutherland Heights aforementioned; thence severing Lot No. 59, along a line located 5 feet south of and parallel to the common dividing line between Lots No. 167 and 59, aforesaid, a distance of 161.18 feet to a point on the east margin of McGavock Pike; thence with the margin of same, North 21°09' West feet to the point of beginning.

BEING the same property conveyed to Rex A. England, Sr. and wife, Hope M. England from Craig L. Mowery and Gregory M. Hawthorne, both unmarried, by Deed dated August 2, 2006, as Instrument No. 20060807-0096337, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2692, page 19, Book 2692, page 359, Book 2795, page 97, Book 2902, page 189 and Book 2903, page 144, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5190, page 531 and Book 2663, page 58, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2821 McGavock Pike, 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 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. Whenever 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 15th day of September, 2017.

Rex A. England, Sr. — September 15, 2017 Date

Hope M. England — September 15, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Rex A. England, Sr. and Hope M. England, husband and wife, the bargainor(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 and official seal, this 15th day of September, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-2-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066