Bill Garrett Davidson County
Batch# 6932 DEEDWARR
10/03/2017 09:11:49 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20171003-0100998

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1655

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2017

Notary Public
Commission Expires: 10/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Fenghui Yao and Guifeng Shao<br>237 Paragon Mills Road<br>Nashville, TN 37211 | new owner | 134-13-0-130.00 |

## WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**Kathleen J. Guthrie, a married woman, as her sole and separate property**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Fenghui Yao and Guifeng Shao, husband and wife**

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. 215 on the Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page (s) 34 through 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen J. Perkins by Warranty deed from Metropolitan Nashville Airport Authority of record in Book 9265, page 166, Register's Office for Davidson County, Tennessee, dated February 28, 1994 and recorded on March 02, 1994. (Value or consideration shown in aforementioned deed $67,500.00.).

Being the same property conveyed to Kathleen J. Guthrie, a married woman, as her sole and separate property by Quit Claim deed from Kathleen J. Guthrie f/k/a Kathleen J. Perkins and James H. Guthrie, wife and husband of record in Instrument No. 20050608-0065562 Register's Office for Davidson County, Tennessee, dated May 27, 2005 and recorded on June 08, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 237 Paragon Mills Road, Nashville, TN 37211.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of September, 2017.

Kathleen J. Guthrie

Kathleen J. Guthrie

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathleen J. Guthrie** 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 at Brentwood, Tennessee this 22nd day of September, 2017.




(Notary Seal)

Sarah Simmons

Notary Public
My Commission Expires: 5/8/2018