WARRANTY DEED

Bill Garrett Davidson County
Batch# 15357 DEEDWARR
10/19/2017 10:12:36 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20171019-0107056

G-VRES-17-2139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fenggang Peng and Shuli Zhang	new owners	
(NAME)	(NAME)	**104-11-G-6.00CO**
7201 Magnolia Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(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 consideration, the receipt of which is hereby acknowledged, **JUDY E. ADCOCK, EXECUTRIX OF THE ESTATE OF JERRE MAC EDWARDS,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FENGGANG PENG AND SHULI ZHANG, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Acklen Place Condominiums, of record in Plat Book 6250, Page 450. Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerre M. Edwards by Warranty Deed from Patti S. Nuermberger and spouse, David L. Nuermberger, recorded June 15, 2000 in Instrument No. 20000615-0059692, Register's Office for Davidson County, Tennessee. The said Jerre M. Edwards having since died testate on August 12, 2017 and whose probate estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 17P-1460.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 450, Register's Office for Davidson County, Tennessee.
- Master Deed recorded in Book 6045, Page 173, Book 6561, Page 954, Book 11237, Page 290, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 7011, Page 177, Register's Office for Davidson County, Tennessee.
- Easement for Water Purposes of record in Book 221, Page 678, Register's Office for Davidson County, Tennessee.
- Easement for Electric of record in Book 1912, Page 435, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **2139 F Acklen Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Grantees, their successors and assigns, forever. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Executrix only, do covenant with the said Grantees, that I as the Executrix only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered. And I, as Executrix only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 16th day of October, 2017.

Estate of Jerre Mac Edwards

By: _____
Judy E. Adcock, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy E. Adcock, Executrix of the Estate of Jerre Mac Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 16th day of October, 2017.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212