Bill Garrett Davidson County
Batch# 18310 DEEDWARR
10/26/2017 08:57:37 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20171026-0109715

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of October, 2017.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: M-CL-17-362	**THIS INSTRUMENT WAS PREPARED BY: GREENVUE TITLE & ESCROW, LLC 2207 Crestmoor Road, Suite 101 Nashville, TN 37215**	
WARRANTY DEED		
Address of New Owner(s) as follows: **Yu Xia Zhang and Xiao Hui Zhu**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers: **147-16-0-109.00**
362 Fairlane Drive	4024 HOLLIS HILL DRIVE	
Nashville, TN 37211	NASHVILLE, TN 37211	

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, I, **JOSHUA MICHAEL SCUTTELLA, UNMARRIED**
HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YU XIA ZHANG AND XIAO HUI ZHU, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 324, on the Plan of Fairlane Park, Section 3, of record in Plat Book 2331, pages 145 and 146, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to JOSHUA MICHAEL SCUTTELLA, by deed from MICHAEL T. ADAMS AND WIFE DONNA ADAMS, of record in Instrument No. 20080605-0058087, dated May 29, 2008, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 362 Fairlane Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 23rd day of October, , 2017.

JOSHUA MICHAEL SCUTTELLA

State of Tennessee)
County of Davidson)

On this 23rd day of October, 2017, before me personally appeared, **JOSHUA MICHAEL SCUTTELLA ,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 8-20-2019

Notary Public

