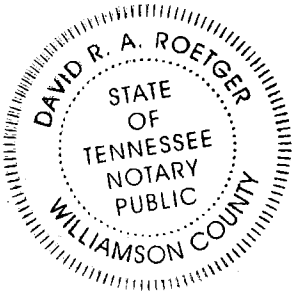
Bill Garrett Davidson County
Batch# 25178 DEEDWARR
11/13/2017 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20
20171113-0116512

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AMD Legal TD:
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Zhenjiang Zhang	Guaranty Trust Company	098 13 0A 024.00
(NAME)	(NAME)	
4821 Cape Hope Pass	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Six Thousand And No/100 Dollars ($296,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Reginald Bigord and Marcie A. Bigord, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zhenjiang Zhang, a married man**, 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:

Being Lot No. 24 on the Plan of New Hope Point, Phase One, Section Three, as of record in Book 9700, Page 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description.

Being the same property conveyed to Reginald Bigord unmarried and Marcie A. Henson unmarried by Warranty Deed from John E. Marshall and wife Shari L. Marshall dated September 28, 2007 and recorded October 18, 2007 as Instrument No. 20071018-0123572, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-177187BSO

unimproved ☐

This is improved ☒ property, known as 4821 Cape Hope Pass, Hermitage, TN 37076

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, has 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 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 our hands this 9th day of November, 2017.

Reginald Bigord

Marcie A. Henson n/k/a Marcie Bigord

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Reginald Bigord and Marcie A. Henson n/k/a Marcie A. Bigord, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2017.

Notary Public

My Commission Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: GRN-177184SSO

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 03-06-2019