WARRANTY DEED

Bill Garrett Davidson County
Batch# 26426 DEEDWARR
11/16/2017 12:25:06 PM 2 pgs
Fees: $13.00 Taxes: $1,587.30

20171116-0117859

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/27/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ziyan Xue	GMG	
(NAME)	(NAME)	
5413 Louisiana Ave.	3160 Crow Canyon Rd	091-06-235.00 (PARENT PARCEL)
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **POTTER BROTHERS CONSTRUCTION, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZIYAN XUE, A SINGLE 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:

Land in Davidson County, Tennessee, being Lot No. 1322 of Block No. 21, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being part of the same property conveyed by Quitclaim Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company to Potter Brothers Construction, LLC as recorded on the 12th day of April, 2017 in Instrument No. 20170412-0035860; part of Quitclaim Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company to Potter Brothers Construction, LLC, a Tennessee limited liability company as recorded on the 31st day of January, 2017 in Instrument No. 20170131-0010127; part of Warranty Deed from Deeper Life Assembly Church (DLA) fka Deeper Life Assembly to Potter Brothers Construction, LLC, a Tennessee limited liability company as recorded on the 31st day of January, 2017 in Instrument No. 20170131-0010126; part of Quit Claim Deed from Malcom Watts, Bobby Holt, Betty Craig, Pat Bullard, Jimmy Johnson, Terry Batizi, Greg Gray and Linda Holt, Trustees for the Deeper Life Assembly to David Gray and Scott Dobbins, Trustees for the Deeper Life Assembly as recorded on the 28th day of January, 1998 in Deed Book 10772, Page 279 and part of Warranty Deed from J. E. Phelan, Willie O. Kelly, Earl C. Sutton, Robert (Bob) Kennedy, Leon Kelly, Matthew Joel Phelan, George Weitemeyer, Charles Z. Moore and Larry Ridlen, Trustees of the Nashville Gospel Chapel to Malcom Watts, Bobby Holt, Betty Craig, Pat Bullard, Jimmy Johnson, Terry Batizi, Greg Gray and Linda Holt, Trustees for the Deeper Life Assembly as recorded on the 4th day of October, 1985 in Deed Book 6674, Page 307, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

9953

unimproved
This is improved x property, known as 5413 Louisiana Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 13 day of November, 2017

POTTER BROTHERS CONSTRUCTION, LLC

BY: _____

ROBERT E, POTTER, JR., MANAGING MEMBER

BY: _____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert E. Potter, Jr. and Roger N. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Potter Brothers Construction, LLC the within named bargainor, a limited liability company and that they as Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 13 day of November, 2017.

Commission expires:

_____ Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019