Bill Garrett Davidson County
Batch# 28264 DEEDWARR
11/20/2017 02:36:12 PM 2 pgs
Fees: $13.00 Taxes: $1,261.70
20171120-0119055

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $341,000.00

Affiant

Subscribed and sworn to before me, this ____ day of November 2017.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Shuqian Xu 121 13th Avenue Circle Nashville, TN 37212	Same	105-01-0-598.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth E. Schriver and wife, Anna W. Roe,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shuqian Xu and Donglian Sun, husband and wife**, hereinafter called the Grantee(s), 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. 20 on the Plan of Revised Section 98, Edgehill Estates, of record in Book 4860, page 54 and as amended in Book 7907, page 103, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Kenneth E. Schriver and wife, Anna W. Roe, by Warranty Deed from Jan Baker Pass and Minna Cook Gioia dated February 14, 2007 of record as Instrument No. 20070216-0019754, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **121 13th Avenue Circle, Nashville, TN 37212.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 4860, page 54 and as amended in Book 7907, page 103; (2) Subject to Council Bill No. 75-1245 for street and alley closures abandoning a portion of Marshall Streets, Alleys No. 395 and 427, and portions of Alleys No. 426 and 430; Charter of Incorporation of Edgehill Estates Homeowners Association, Inc., of record in Book 7526, page 624; All being of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 17th day of November 2017.

Kenneth E. Schriver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth E. Schriver** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of November 2017.

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

WITNESS my hand this the 17th day of November 2017.

Anna W Roe, by Kenneth E. Schriver

Anna W. Roe, by Kenneth E. Schriver, her Attorney in fact her Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Kenneth E. Schriver**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Anna W. Roe**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Anna W. Roe,** and appearing of record in Instrument No. 20171120-0119054, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this the 17th day of November 2017.

Notary Public

My Commission expires: 1-24-21
FILE NO: 2017115585

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD