Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0429

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3270**

Bill Garrett Davidson County
Batch# 28525 **DEEDWARR**
11/21/2017 10:23:52 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20171121-0119436

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Catherine R. Stuart Vrettos, a married woman,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Shilin Zhao and Linlin Yin, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Phase II and Phase III Hillsborough Place, as of record in Plat Book 5200, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine R. Stuart, unmarried, by Warranty Deed from Eleanor R. Simpson, unmarried, dated 01/31/2005 and filed for record on 02/02/2005 in Instrument Number 20050202-0012211, Register's Office for Davidson County, Tennessee.

The said Catherine R. Stuart is now known as Catherine R. Stuart Vrettos, a married woman.

Christopher Vrettos joins in this conveyance in order to convey any marital rights he may have in and to said property.

This is improved property also known as 4233 Jamesborough Place, Nashville, TN 37215.

Tax Parcel Identification Number: 131070A01300CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30th day of October, 2017.

Catherine R. Stuart Vrettos

Christopher Vrettos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine R. Stuart Vrettos and Christopher Vrettos, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2017.

(SEAL)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$450,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of October, 2017.

Affiant

(SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

NOTARY PUBLIC
My commission expires: 9-6-20

Grantee(s) Name, Address:	Send Tax Statement To:
Shilin Zhao and Linlin Yin	Fifth Third Mtg. Co.
4233 Jamesborough Place	5001 Kingsley Dr.
Nashville, TN 37215	Cincinnati OH 45227