NEW OWNER:

Siyang Jian
Hui Li
110 Bellevue Road Apt 16
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0754 FR

Parcel 142-15-0-A-016.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 35491 **DEEDWARR**
12/08/2017 01:41:48 PM 3 pgs
Fees: $18.00 Taxes: $518.00

20171208-0125549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Thousand and 00/100 Dollars ($140,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AMANDA MAYS, an unmarried woman** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SIYANG JIAN AND HUI LI, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of First Revision, Bellevue Manor Condominiums of record in Plat Book 5200, Page 231, as established under Master Deed of Record in Book 5520, Page 203, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Gayle Mays, unmarried by Warranty deed from Patricia Mary Brasfield, unmarried and Mary Debrowski, married of record in Instrument No. 20110524-0039769 Register's Office for Davidson County, Tennessee, dated May, 16 2011 and recorded on May 24, 2011.

Being improved property also known as 110 Bellevue Road, Apt 16, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 6th day of **December, 2017**.

AMANDA MAYS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, AMANDA MAYS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of **December, 2017**.

NOTARY PUBLIC

BRITTANY T. D... STATE OF TENNE... NOTA... PUBL... WILSON COUNTY

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **140,000.00** .

AFFIANT

Sworn to and subscribed to before me this 6th day of **December, 2017**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY