Bill Garrett Davidson County
Batch# 43557 DEEDWARR
01/02/2018 03:03:23 PM 2 pgs
Fees: $13.00 Taxes: $732.60
20180102-0000557

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Hongjun Liao
1800B Ashwood Ave.
Nashville, TN 37212

MORTGAGEE
Bank of Tennessee
P.O. Box 4980
Johnson City, TN 37602

SEND TAX BILLS
Mortagee

MAP-PARCEL:
119-11-0-111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nancy M. Searle,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hongjun Liao and Yiqun Zhang, husband and wife,** 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 part of Lot No. 42 on the plan of Thompson Lane Park, of record in Book 2331, Page 138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William R. Searle and wife, Nancy M. Searle by deed from Winfrey-Powell Properties, a Partnership dated November 23, 1988 in Book 8909, Page 677, Register's Office for Davidson County, Tennessee.

William R. Searle died October 11, 2017, leaving Nancy M. Searle the sole fee simple owner.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2548, Page 299; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2331, Page 138, Register's Office for Davidson, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantor.

This is improved property known as **205 Joplin Court Nashville, TN 37210.**

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 our hands this 18th day of December, 2017.

Nancy M Searle by Tabitha A. Victory

Nancy M. Searle, by Tabitha A. Victory,
Her Attorney-In-Fact

Her attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 18th day of December, 2017, before me personally appeared Tabitha A. Victory, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Nancy M. Searle, and who acknowledged that he/she executed the same as the free act and deed of Nancy M. Searle.

Witness my hand and official seal this 18th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $198,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY