This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2018

Notary Public
My Commission Expires: 3/8/2021

Bill Garrett Davidson County
Batch# 46521 DEEDWARR
01/10/2018 09:56:30 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20180110-0003234

I M CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jin Hui Shen<br>812 Dewees Ave<br>Nashville, TN 37204 | Same as Owner | 092-03-0-015 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($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, We, **Marquetta Martin-Earl, and James A. Jackson, Executors of the Estate of Marjorie C. Saxton, deceased**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jin Hui Shen**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

Being the Easterly 16 feet of Lot No. 13 and the Westerly 9 feet of Lot No. 14 on the Plan of the Subdivision of Original Lot No. 2 in the Harding-Lytle Tract, as made by Dobson and Hopkins, as of record in Book 57, Page 123, Register's Office for Davidson County, Tennessee. Said Easterly part of Lot No. 13 and Westerly part of Lot No. 14 front together 25 feet on the Northerly side of Jefferson Street and run back between parallel lines 182.9 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Laura T. Grant to Marjorie C. Saxton as recorded on the 11th day of December, 1992 in Deed Book 8811, Page 374; Deed from Sadie L. Hunt, a widow, the former wife of Emmet Hunt who is now dead to Laura Grant, to her sole and separate use, as a feme sole as recorded on the 1st day of July, 1932 in Deed Book 911, Page 133 and Probate Docket #17P-1563, in the Register's Office of Davidson County, Tennessee.

Less and Except

Being a part of the Easterly 16 feet of Lot No. 13 and the Westerly 9 feet of Lot No. 14 on the plan of the subdivision of original Lot No. 2 in the Harding Lytle Tract, as made by Dobson and Hopkins, as of record in Book 57, Page 123, Register's Office for Davidson County, Tennessee.

Beginning at the Northwesterly corner of a certain tract of land, conveyed to Laura Grant, as of record in Book 911, Page 133, Register's Office for Davidson County, Tennessee. Said corner also being the Northeasterly corner of a certain tract of land conveyed to Ethel Drennon Jones, as of record in Book 2634, Page 251, Register's Office for Davidson County Tennessee; thence with the common line between said tracts of land S 6°27'04" E 66.26 feet to a point; thence N 74°14'18" E 25.31 feet to a point on the common line of said Grant tract, and a certain tract of land conveyed to Benjamin F. Slaughter and wife, as of record in Book 517, Page 170, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts of land N 6°27'04" W 63.22 feet to a point on the Southerly margin of an alley, said point being the common corner of the last two said tracts; thence with the Southerly margin of said alley S 81°07'58" W. 25 feet to the point of beginning.

Containing 1,617 Sq. Ft. (+/-) and being a part of the same land conveyed to Laura Grant, by deed from Sadie L. Hunt, as of record in Book 911, Page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Laura Grant to the State of Tennessee as recorded on the 9th day of October, 1967 in Deed Book 4179, Page 84, in the Register's Office of Davidson County, Tennessee.

Marjorie C. Saxton having since died on August 6th, 2017. This instrument is executed pursuant to the probate proceedings of The Estate of Marjorie C. Saxton in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Case #17P1653.

This is ☐ improved or ☒ unimproved property located at: **2012 Jefferson Street, Nashville, TN 37208**.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 8th day of January, 2018.

THE ESTATE OF MARJORIE C. SAXTON, DECEASED

By: _____
Marquetta Martin-Earl, Executor

By: _____
James A. Jackson, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marquetta Martin-Earl, Executor of Estate of Marjorie C. Saxton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of January, 2018.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission expires: 3/8/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Jackson, Executor of Estate of Marjorie C. Saxton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of January, 2018.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission expires: 3/8/2021