17-0526

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

Bill Garrett Davidson County
Batch# 48359 DEEDWARR
01/17/2018 01:43:59 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20180117-0004845

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 22, 2017.** Notary Public MY COMMISSION EXPIRES: 9-6-20 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0526**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chenxi Liu	**Origin Bank**	**61-5A-97.00 CO**
(NAME) **713 Maple Place**	(NAME) **PO Box 12830**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Jackson, MS 39236**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stephen D. Arnett, and wife, Ayile E. Arnett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chenxi Liu, an unmarried individual,** 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 Lot No. 72, on the Plan of Poplar Glen, Phase V, of record in Book 7900, Page 67, and as established in the Master Deed of record in Book 7534, Page 591, as amended in Book 7548, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen D. Arnett, married, by Warranty Deed from Cameron A. Clark, unmarried, dated December 23, 2008, filed of record in Instrument Number 20090113-0003313, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **713 Maple Place, Nashville, TN 37216**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **December, 2017**.

Stephen D. Arnett

Ayile E. Arnett

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ Shelby 9RD

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Stephen D. Arnett and Ayile E. Arnett**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **December, 2017**.

JAMES R. AMOS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires
April 26, 2020

NOTARY PUBLIC

My Commission Expires: April 26, 2020