THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114598

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 50692 DEEDWARR
01/24/2018 09:33:25 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20180124-0007208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $110,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerry L. England Jr 4481 South Trace Blvd Old Hickory TN 37138	New Owner	Tax Parcel ID No. 063-12-0-044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DongQing Xie, Trustee of the DongQing Xie Revocable Trust u/a April 13, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerry L. England Jr., married**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Southfork, Section Two of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 49 fronts 119.98 feet on the Southerly margin of South Trace Boulevard and extends back 148.36 feet on the Easterly line and 150.00 feet on the Westerly line to a dead line in the rear measuring 40.03 feet thereon.

Being the same property conveyed to Jerry L. England and wife, DongQing Xie by Quitclaim deed from Jerry L. England, married of record in Instrument No. 20090224-0016012 Register's Office for Davidson County, Tennessee, dated February 19, 2009 and recorded on February 24, 2009. Jerry L. England, now being deceased on October 2, 2010 in Davidson County, Tennessee.

Being the same property conveyed to DongQing Xie, Trustee of the DongQing Xie Revocable Trust u/a April 13, 2015. by Quitclaim deed from DongQing Xie of record in Instrument No. 20150413-0032525 Register's Office for Davidson County, Tennessee, dated April 13, 2015 and recorded on April 13, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Book 6906, Page 733 and amended in Book 8291, Page 955, Register's Office for Davidson County, Tennessee.

Charter of Southfork Homeowner's Association of record in Book 6790, Page 998, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 10316, Page 601, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4481 South Trace Blvd Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of January, 2018.

DongQing Xie Revocable Trust u/a April 13, 2015

BY: _____
DongQing Xie, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DongQing Xie, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for the DongQing Revocable Trust dated April 13, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of January, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

