WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Bill Garrett Davidson County
Batch# 59923 DEEDWARR
02/16/2018 12:34:34 PM 2 pgs
Fees: $13.00 Taxes: $998.63
20180216-0015312

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Jamie Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF February, 2018.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
leman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Feifei Zeng and Hao Wang	NEW OWNER	
(NAME)	(NAME)	108-12-0B -103.00 CO
2005 Woodlake Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **ADAM W. BIRDWELL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FEIFEI ZENG AND HAO WANG,*** 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:

*wife and husband

Land in Davidson County, Tennessee, being Lot 31, PHASE 1-A, SECTION 3, HARBORVIEW, as shown on plat of record in Plat Book 6200, Page 783, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam W. Birdwell, A Single Man by Warranty Deed from Kerry L. Hall and wife, Michelle Hall, recorded on the 19th day of July, 2005 in Instrument No. 20050719-0083868 in the Register's Office of Davidson County, Tennessee.

Sophia Birdwell joins in to convey any marital interest she may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2005 Woodlake Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my hand this 15TH day of FEBRUARY, 2018

ADAM W. BIRDWELL

BY ADAM W BIRDWELL
ATTORNEY IN FACT

SOPHIA BIRDWELL, BY: ADAM W. BIRDWELL,
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam W. Birdwell and Sophia Birdwell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2018.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2018

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of February, 2018, before me personally appeared Adam W. Birdwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sophia Birdwell and acknowledged that he executed the same as the free act and deed of Sophia Birdwell.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2018.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2018

Notary Public