WARRANTY DEED

Bill Garrett Davidson County
Batch# 64304 DEEDWARR
03/02/2018 10:04:16 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20180302-0019739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 7-8-19
(AFFIX SEAL)

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Di Li and Yan Yan	Finworth Mortgage	131 06 0F 019.00
(NAME)	(NAME)	
12 Thorndale Court	2106 Crestmoor Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Thirty-Five Thousand And No/100 Dollars ($535,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **E. Julia DeHart, Trustee of The E. Julia DeHart Living Trust, established by the Revocable Trust Agreement of E. Julia DeHart dated October 4, 1995, Amended & Restated September 15, 2017,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Di Li and Yan Yan, 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:

Lot No. 19 on the Plan of Burton Hills Village of Abbeywood (erroneously referenced as Abbywood in prior deeds) - Tract 21, as of record in Book 6900, Page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy L. DeHart and E. Julia DeHart, Trustees or their Successors in trust under the Roy L. DeHart Living Trust, dated October 4, 1995 by Warranty Deed from John B. Wheelock and spouse, Margaret Mary Brennan dated September 13, 1999 and recorded September 21, 1999 in Book 11668, Page 974, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. Julia DeHart by Trustee's Quitclaim Deed from E. Julia DeHart, Trustee of the Roy L. DeHart Living Trust dated October 4, 1995 dated September 15, 2017 and recorded September 21, 2017 as Instrument No. 20170921-0097088, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-180724SSO

Further being the same property conveyed to E. Julia DeHart and/or Evelyn Judith Kingsley, Trustees of The E. Julia DeHart Living Trust, established by the Revocable Trust Agreement of E. Julia DeHart dated October 4, 1995 by Quitclaim Deed from E. Julia DeHart dated September 15, 2017 and recorded September 29, 2017 as Instrument No. 20170929-0100069, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 12 Thorndale Court, Nashville, TN 37215

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, has 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 1 day of March, 2018

E. Julia DeHart, Trustee of The E. Julia DeHart Living Trust, established by the Revocable Trust Agreement of E. Julia DeHart dated October 4, 1995

BY: E. Julia DeHart, Trustee
E. Julia DeHart
Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named E. Julia DeHart, Trustee of The E. Julia DeHart Living Trust, established by the Revocable Trust Agreement of E. Julia DeHart dated October 4, 1995, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-180724SSO