WARRANTY DEED

Bill Garrett Davidson County
Batch# 66902 **DEEDWARR**
03/09/2018 09:57:59 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20180309-0022363

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2018.

Notary Public

My Commission Expires June 1, 2018

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Loran K. Liu	InterLinc Mortgage Services, LLC	116 08 0 009.00
(NAME)	(NAME)	
3507 Woodmont Lane	10613 West Sam Houston Pkwy N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jason Martin and Chelsea Martin, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Loran K. Liu and Jennifer Paige Liu, as husband and wife**, hereinafter called the GRANTEE(S), 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 the South 60 feet of Lot Number 4 and the North 20.5 feet of Lot Number 5 of Block "B" on the Map of Woodmont Lane Home Sites, of record in Book 1130, Page 13, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said parts of said lots adjoin and front together 80.5 feet on the westerly side of Woodmont Land and run back between lines, 190 feet more of less, on the northerly line and 193 feet more or less on the southerly line, to a dead line in the rear on which they measure 80.5 feet.

Being the same property conveyed to Jason Martin and Chelsea Martin, husband and wife by Warranty Deed from Roy A. Kite, IV and Jennifer F. Kite, husband and wife, dated 03/01/2017 recorded 03/03/2017, of record in Instrument No. 20170303-0021553, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 1153, Page 230, in the Register's Office for Davidson County, Tennessee.
Easement contained in Davidson County Chattel Mortgage of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.

Easement contained in Warranty Deed of record in Instrument No. 20170303-0021553, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3507 Woodmont Lane, Nashville, TN 37215
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1ST day of MARCH, 2018.

Jason Martin

Chelsea Martin

State of TENNESSEE
County of DAVIDSON

Personally appeared before me Jason Martin and Chelsea Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1ST day of MARCH, 2018.

Notary Public GREG KIRBY
My Commission Expires: 5-5-2020

GREG KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027