PREPARED BY (AND RETURN TO):

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 69641 DEEDWARR
03/15/2018 12:36:41 PM 2 pgs
Fees: $13.00 Taxes: $998.63
20180315-0024542

W & I Ref: (RE) Title No.: 59441
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Leekon Wang Rachel G. Wang 4941 Yorkshire Road Nashville, TN 37211	owners

TAX MAP PARCEL NUMBERS: 161100A22300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Austin White Schneider and Andrew Schneider, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leekon Wang and Rachel G. Wang, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 328 on the Plan of Villages of Brentwood, Phase Three of record in Book 6250, page 918, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Schneider, a single person and Austin White, a single person by Warranty Deed from Matt Watkins and Christy Watkins, husband and wife, dated December 12, 2014 and recorded on December 16, 2014 of record in Instrument No. 20141216-0114849, Register's Office for Davidson County, Tennessee. The said Austin White is now known as Austin White Schneider.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 918, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Book 6398, page 495, Book 6852, page 497, Book 7207, page 251, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4941 Yorkshire Road, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2018.

Austin White Schneider **Andrew Schneider**

State of Tennessee

County of Davidson

On this 14th day of March, 2018, before me the undersigned authority, personally appeared Austin White Schneider and Andrew Schneider, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $269,900.00.

Affiant

Sworn and subscribed before me this 14th day of March, 2018.

Notary

My Commission Expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN