Bof29

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

Bill Garrett Davidson County
Batch# 91561 DEEDWARR
05/14/2018 01:55:46 PM 2 pgs
Fees: $13.00 Taxes: $1,861.10

20180514-0045992

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jianwei Li	new owner	Map 104-15-G
(NAME)	(NAME)	
2208 Natchez Trace		Parcel 2.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James D. Wamble and Alisa S. Wamble, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jianwei Li and Xiaoli Zhang, 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:

Land in Davidson County, Tennessee, being Unit No. 2 as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restriction for Ashwood at Natchez Trace Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Title 66, Section 27-101, et seq., of record as Instrument No. 20171019-0107059, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to James D. Wamble and Alisa S. Wamble, husband and wife, by Quitclaim Deed from DNA Music City Properties, LLC, filed for record on May 30, 2013 as Instrument No. 20130530-0054310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2208 Natchez Trace, Nashville, TN 37212
(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/our hands this 7th day of May, 2018.

James D. Wamble

Alisa S. Wamble

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **James D. Wamble and Alisa S. Wamble**, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Notary Public Robert L. Scruggs

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

My Commission Expires: _____

File No.: 38802