THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415637

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2018.

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 92500 DEEDWARR
05/15/2018 10:17:54 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20180515-0046207

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Campbell and India Reddy 2511 W Linden Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-15-0-310.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jie Deng and husband, Xuguang Sun,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Campbell and India Reddy, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 79 on the Plan of Belair of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 79 fronts 50 feet on the Southerly side of West Linden, formerly Sunset Avenue, and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Jie Deng and husband, Xuguang Sun by Warranty Deed from Linda Sealy, married of record in Instrument No. 20131202-0122405 Register's Office for Davidson County, Tennessee, dated November 27, 2013 and recorded on December 02, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 3982, Page 178, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2511 W Linden Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2018.

Jie Deng

Xuguang Sun

STATE OF Pennsylvania)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jie Deng and Xuguang Sun, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2018.

Notary Public

My Commission Expires: Dec 8 2021

Commonwealth of Pennsylvania - Notary Seal
Shane DeFinis, Notary Public
Montgomery County
My commission expires December 8, 2021
Commission number 1217104
Member, Pennsylvania Association of Notaries

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18-2511