30811-4
Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$665,000.00.** Affiant Subscribed and sworn to before me, this the 25th day of May, 2018. Notary Public My commission expires: (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 97311 DEEDWARR
05/29/2018 08:59:48 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20180529-0050679

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jackson Reese Moran **Anna Marie Moran**	**Jackson Reese Moran & Anna Marie Moran**	**116-16-0-016.00**
4023 Dorcas Court	**3434 Woodmont Blvd.**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jian Huang and Susie I. Ching Lin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Reese Moran and Anna Marie Moran, 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 Lot No. 9, on the Plan of Evergreen Heights, Part 2, of record in Plat Book 1835, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jian Huang and Susie I. Ching Lin, husband and wife, joint tenants with right of survivorship by Deed dated May 14, 2017, from Katherine N. Hall, a single woman of record in Instrument No. 20170526-0052631, as corrected by Scrivener's Affidavit of record in Instrument No. 20170620-0062058, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 1835, Page 19, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **4023 Dorcas 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 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 hand(s) this **25th** day of **May, 2018.**

Jian Huang

Susie I. Ching Lin

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Jian Huang and Susie I. Ching Lin,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **May, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY