# WARRANTY DEED

Bill Garrett Davidson County
Batch# 107286 DEEDWARR
06/21/2018 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20180621-0060126

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Jian Sun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-050674

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Mingqi Tan | CapStar Bank | |
| (NAME) | (NAME) | |
| 67 Ravenwood Hills Circle | 2002 Richard Jones Road Ste A300 | 131-06-0C-053.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($595,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT H. MCCORKLE AND WIFE, CAROL MCCORKLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MINGQI TAN AND JIAN SUN, 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. 92 on the Plan of Burton Hills Village Ravenwood, Tract 20 of record in Plat Book 6900, Page 363, amended in Book 7436, Page 795 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert H. McCorkle, unmarried by Warranty deed from Dale Steven Carmichael and wife, Phyllis J. Carmichael of record in Instrument No. 20060320-0031918 Register's Office for Davidson County, Tennessee, dated March 17, 2006 and recorded on March 20, 2006.

Carol McCorkle, wife of Robert H. McCorkle, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 67 Ravenwood Hills Circle, Nashville, TN 37215
(House No.) (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 hand(s) this the 21st day of June, 2018

Robert H. McCorkle

Carol McCorkle

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this the 21st day of June, 2018, before me personally appeared Robert H. McCorkle and wife, Carol McCorkle, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of June, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER MARSHALL COUNTY STATE OF TENNESSEE NOTARY PUBLIC

# True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY