Bill Garrett Davidson County
Batch# 107819 DEEDWARR
06/25/2018 10:58:47 AM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20180625-0060946

P18-5269-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P18-5269-BW SARAH M DOOLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires	COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 519,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2018 Notary Public MY COMMISSION EXPIRES: 11/22/2021 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny McIntyre-Crain	Primary Residential Mtg.	
1013 Caruthers Avenue	1480 North 2200 West New Owner	118-01-0H-002.00CO
Nashville, TN 37204	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Louise Tzu-Yuh Wang and Gregory Kevin Marks, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Penny McIntyre-Crain, an unmarried woman**

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. B as shown and described in Exhibit "B" attached to the Declaration and Master Deed establishing a Planned Unit Development for the Cornerstone at Caruthers of record in Instrument 20070521-0060485, amended in Instrument 20080424-0042110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Louise Tzu-Yuh Wang and Gregory Kevin Marks, wife and husband by Warranty deed from Cornerstone Investments, Inc., a Tennessee Corporation of record in Instrument No. 20120330-0026943 Register's Office for Davidson County, Tennessee, dated March 29, 2012 and recorded on March 30, 2012.

P18-5269-BW

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1013 Caruthers Avenue, Nashville, TN 37204.**

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 our hands this the 20 day of June, 2018.

Louise Tzu-Yuh Wang

Gregory Kevin Marks

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 06-20-2018 before me, A. Sheikh, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Louise Tzu-Yuh Wang and Gregory Kevin Marks,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. SHEIKH
Notary Public - California
Los Angeles County
Commission # 2177954
My Comm. Expires Jan 27, 2021

Signature A. Sheikh (Seal)