Bill Garrett Davidson County
Batch# 109249 DEEDWARR
06/26/2018 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20180626-0061544

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$283,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Davide Tocci	Same	GROUP 10 0A
5045 English Village Drive		PARCEL 183.00
Nashville, Tennessee 37211		

For and in 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,

Qingxiao Zhu and Liping Ren, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Davide Tocci, an unmarried man

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. 148 on Plan of Phase Two, Villages of Brentwood, of record in Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Qingxiao Zhu and wife Liping Ren by deed from Scott J. Warner and wife Cynthia M. Warner, of record in Instrument No 20020911-0110654, Register's Office for said County, dated August 16, 2002, and Recorded on September 11, 2002.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5045 English Village Drive, Nashville, Tennessee 37211**.

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 hand and official seal at office this 25th day of June, 2018.

Qingxiao Zhu

Liping Ren

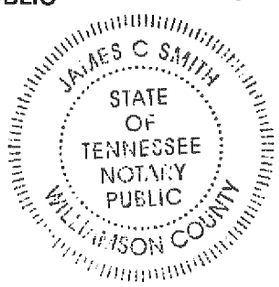
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Qingxiao Zhu and Liping Ren, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



PLEASE RETURN TO:

Realty Title & Escrow Company Inc
206 A Cool Spring Blvd Ste 106
Franklin TN 37067

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy of Certification

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

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 3/31/20

