Karen Y Johnson Davidson County
Batch# 146216 DEEDWARR
09/27/2018 03:20:23 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180927-0096034

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $200,000.00.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-TNR-18-2155

**Affiant**

**Subscribed and sworn to before me, this 25th day of September, 2018.**

**Notary Public**
**My commission expires:**

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**02-1807-50457**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| HAOJIE WANG<br>1917 ASHBURN CT<br>NOLENSVILLE, TN 37135 | HAOJIE WANG<br>1917 ASHBURN CT<br>NOLENSVILLE, TN 37135 | 106-13-0-173.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robbie Judd, a unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Haojie Wang, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Jimmy E. Judd and wife, Robbie Judd by deed from Ruth Carney Hartman, a widow, dated March 3, 1975, recorded March 11, 1975, of record in Book 4895, Page 48, Register's Office for Davidson County, Tennessee. The said Jimmy E. Judd having since died on September 14, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2155 Sadler Ave, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 14th day of August, 2018.

Robbie Judd

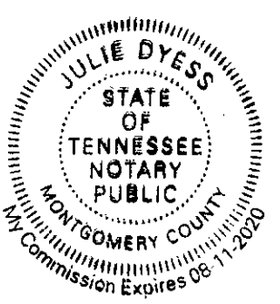
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robbie Judd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of August, 2018.

Notary Public

My Commission expires:



# EXHIBIT "A"

BEING a tract of land located in the 17th Civil District of Davidson County, Tennessee, and being a portion of Lots #46 and #47 on the plan of Sadler Place Subdivision as of record in book 332 page 31, R.O.D.D.C., and surveyed by Donald R. Carver dated February 13, 1974.

BEGINNING at an iron pin on the western right of way Sadler Avenue and being 73.40' north of centerline Glenrose Avenue, and being the northeast corner of a tract owned by Elena Ashlee Burton as of record in Instrument No. 2101202130012268 R.O.D.D.C.TN., and being the southeast corner of the this tract.

THENCE: with the westerly right of way Sadler Avenue, N 20 deg 00 min 00 sec E, to an iron pipe, the northeast corner of this tract.

THENCE: N 70 deg 00 min 00 sec W, 85.00' to an iron pipe in the easterly right of way of the railroad.

THENCE: with said right of way railroad, S 32 deg 27 min 18 sec W, 117,78' to an iron pin, being the northwest corner of Burton tract.

THENCE: S 70 deg 00 min 00 sec E, 110.40' to the point of beginning containing 0.258 acres more or less.