THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 146395 DEEDWARR
09/28/2018 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,623.19
20180928-0096289

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
WEI YI LIN AND HANGLING ZHENG 716 Winsley Pl Brentwood, TN 37027	NEW OWNER	172-13-0A-079.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **HAYLEY WALDRON**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **WEI YI LIN AND HANGLING ZHENG, HUSBAND AND WIFE**, hereinafter called the Grantee, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 39, on the Plan of Section Two, Williams Grove, of record in Book 9700, Page 902 thru 906, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Hayley Waldron, married, by Warranty Deed from Timothy P. Smith and Lisa K. Smith, husband and wife, of record on September 28, 2016, at Instrument No. 20160928-0102164, Davidson County Register of Deeds.

This property is commonly known as **716 Winsley Pl, Brentwood, TN 37027**.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 27th day of **September, 2018**:

Hayley Waldron
Hayley Waldron

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HAYLEY WALDRON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of September, 2018:

Notary Public

My Commission Expires: 5/31/2022

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $438,700.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2018:

Notary Public

My Commission Expires: 10/17/21

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF RUTHERFORD

My Comm. Expires October 17, 2021

True Copy Certification

I, KRISTEN TRAINI, 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 herewith 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

