Karen Y Johnson Davidson County
Batch# 151575 DEEDWARR
10/15/2018 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,946.20
20181015-0102166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12th~~ 15th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cuiren Chen and Dongmei Qian 1600 Electric Avenue Nashville, TN 37206	NEW OWNER	094-01-0-457.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Baugher Construction and Remodeling, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Cuiren Chen and Dongmei Qian, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 68 on the Plan of Shelby Village No. Three of Record in Plat Book 2083, Page 6, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 68 fronts 61.2 feet on the Southerly side of Electric Avenue and runs back between lines, 93 feet on the Easterly line and 103.6 Feet on the Westerly line, to a dead line in the rear, measuring 61.8 feet thereon.

Being the same property conveyed to Baugher Construction and Remodeling, LLC by Warranty Deed dated 01/06/2017 from William Lance Baugher of record in Instrument 201701110003207, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1600 Electric Avenue, Nashville, TN 37206

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 12th day of October, 2018.

Baugher Construction and Remodeling, LLC, a Tennessee Limited Liability Company

BY: _____
William L. Baugher, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF WILIAMSON

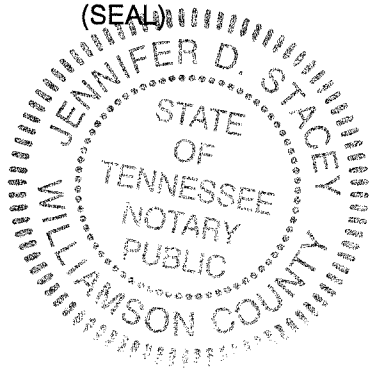
Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared William L. Baugher, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Baugher Construction and Remodeling, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal, this the 12th of October, 2018.

_____
Notary Public

My Commission Expires: 10/3/21

(SEAL)



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)

