THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

Karen Johnson Davidson County
Batch# 202118 DEEDWARR
03/06/2019 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20190306-0020216

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
J & B Realty Holdings, LLC 3231 US Highway 411 S Maryville, TN 37801-9552	New Owner	104-14-0H-010.00CO

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, we, **Clarence E. Foster and Karen T. Booker, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **J & B Realty Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, 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 No. 10 on the Plan of Whitworth, Phase III, Section I, a Planned Unit Development, of record in Plat Book 7900, Page 866, 867, 868, and as amended in Book 9582, Page 345, as corrected in the Surveyor's Certificate of record in Book 10270, Page 34, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to David X. Zhao, and wife Yenya Hu, by Warranty Deed from George E. Mock and Kathleen M. Mock, Co-Trustees or their Successors in Trust a/k/a "Mock Family Trust", of record on September 25, 1995, at Instrument No. 20060620-0073616, Davidson County Register of Deeds. Further being the same property conveyed Clarence E. Foster and Karen Y. Booker, husband and wife, by Warranty Deed from David X. Zhao, and wife Yenya Hu, of record on August 12, 2016, at Instrument No. 20160812-0084088, Davidson County Register of Deeds.

This is property commonly known as 323 Whitworth Way Nashville, TN 37205.

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 our hands, this 4th **day of March, 2019:**

Karen Booker

Clarence E. Foster

STATE OF ~~TENNESSEE~~ Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Booker and Clarence E. Foster**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of March, 2019:

Notary Public

My Commission Expires: 11/23/2021

DIANO J. BAUMAT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-23-2021
Certificate No: 18-2473-1

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $760,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 5 DAY OF March, 2019.

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

