STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $433,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2019.

Notary Public

My commission expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 204296 DEEDWARR
03/11/2019 10:36:37 AM 2 pgs
Fees: $13.00 Taxes: $1,602.10

20190311-0021858

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Haichun Yang	NEW OWNER	**172050B15000CO**
5952 Westheimer Drive		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Randi L. Sanders, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Haichun Yang and Dan Cai, Husband and Wife

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. 36, on the plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Randi L. Sanders, a single person, by Warranty Deed from Stephen J. Huffors and Gwendolyn K. Hufford, dated November 14, 2014, of record in Instrument No. 20141121-0107307, Register's Office for Davidson County, Tennessee. Nancy Sanders hereby signs to convey any interest she may have, marital or otherwise, as the Wife of Randi L. Sanders.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5952 Westheimer Drive, Brentwood, TN 37027.

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 in 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.

Randi L. Sanders by Nancy Sanders Attorney In Fact Date: 3/4/19
Randi L. Sanders
By: Nancy Sanders, Attorney In Fact

Nancy Sanders Date: 3/4/19
Nancy Sanders

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nancy Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Randi L. Sanders and that she is authorized by Nancy Sanders to execute this instrument on his behalf.

Witness my hand, at office, this 4th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nancy Sanders, the within named Grantor(s), with whom I am personally acquainted (or 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 4th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY