WARRANTY DEED

File No. 2019-130

Karen Johnson Davidson County
Batch# 208087 DEEDWARR
03/20/2019 12:15:22 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20190320-0025373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of March, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zi-Yuan Gao	SAME	133 12 311.00
616 Kay Court		Account No. 13312031100
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **DERRICK SANDOVAL AND MICHELLE SANDOVAL** has this day bargained and sold and does hereby transfer and convey unto, **ZI-YUAN GAO, unmarried,** their heirs and assigns, forever, that 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. 53 on the Plan of Section Three, Addition to Greenwood Hills, of record in plat Book 5200, page 33, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Derrick Sandoval and Michelle Sandoval by Warranty Deed from Michele Johnson of record in Instrument No. 20171115-01117485, in the Register's Office for Davidson County, Tennessee dated October 27, 2017 and recorded on November 15, 2017.

This conveyance is further subject to (1) 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) building restrictions, and (5) other matters of public record.

This is improved property know as: 616 Kay Court, Nashville, Tennessee 37211

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 our hands this 19th day of March 2019.

Derrick Sandoval

Michelle Sandoval: by Derrick O. Sandoval Attorney in fact.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared, **Derrick Sandoval** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of March, **2019**.

My Commission Expires: 3/26/22

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 19th day of March, 2019, before me personally appeared **Derrick Sandoval, as Attorney-in-Fact** for **Michelle Sandoval,** to me know to be the person(s) described in and who executed the foregoing instrument, and acknowledged, that he executed the same as his free act and deed. See recorded Power of Attorney of record **Instrument No.** 20190320-0025372, in the Register's Office for **Davidson** County, Tennessee.

My Commission Expires: 3/26/22

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD