Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 224889 **DEEDWARR**
05/02/2019 12:43:26 PM 2 pgs
Fees: $13.00 Taxes: $1,140.52

20190502-0040975

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	NEW OWNER	MAP-PARCEL NUMBERS
Conni Ellisor John Mock		
(NAME)	(NAME)	16109006400
409 Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Yutien Terry Wang, a single man** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Mock and Conni Ellisor, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain parcel of land situated in the County of Davidson, State of Tennessee as described below:

Lot Number 12A Zone Lot Division of Lot Number 12 on the PLan of Brentwood Meadows, Section 1 of record in Book 5200, Page 694, and Book 6250, Page 404 of the Register's Office for said County.

Being the same property conveyed to the same property conveyed by Quit Claim Deed from JPMorgan Chase Bank, N.A. to Yutien Terry Wang, and individual, as recorded on the 16th day of March 2015 in Instrument No. 20150316-0022095, Affidavit of Scrivener's Affidavit in Instrument No. 20150427-0037303 and Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to JPMorgan Chase Bank, N.A. as recorded on the 24th day of November 2014 in Instrument No. 20141124-0107911, in the Register's Office of Davidson County, Tennessee.

Seller warrants that said property has never been his primary residence and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 6291, Page 292; and Book 6771, Page 442, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 409 Hill Rd. Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 26 day of APRIL, 2019.

Yutien Terry Wang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Yutien Terry Wang** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of April, 2019.

Notary Public
My Commission Expires: 7/9/22

