STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $664,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G19-5226

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 226714 DEEDWARR
05/07/2019 09:29:33 AM 2 pgs
Fees: $13.00 Taxes: $2,458.46

20190507-0042621

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gina Jie Yao (NAME) 1021 Warren Street (STREET ADDRESS) Nashville, TN 37208 (CITY) (STATE) (ZIP)	Gina Jie Yao (NAME) 1021 Warren Street (STREET ADDRESS) Nashville, TN 37208 (CITY) (STATE) (ZIP)	81-16-582

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 HEREBYACKNOWLEDGED, WE, **Jim Sweeney Construction Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina Jie Yao, a married woman**, 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 the southerly 20 feet of Lot No. 8 and the northerly 16 feet of Lot No. 9 on the Plan of B. W. Halls's Plan in Plat of record in Deed Book 17, Page 261, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 8 and 9 fronts together 36 feet on the westerly side of Warren Street and run back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Jim Sweeney Construction Inc. by Deed dated August 29, 2016 from L. Dale Jones, recorded September 8, 2016, in Instrument Number 20160908-0094523, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Deed Book 17, page 261, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1021 Warren Street, Nashville, TN 37208.

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. Whenever 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 6th day of May, 2019.

Jim Sweeney Construction Inc.

By: _____
James S. Sweeney, III, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James S. Sweeney III, Vice-President of Jim Sweeney Construction Inc., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of Jim Sweeney Construction Inc., and is authorized by Jim Sweeney Construction Inc., to execute this instrument on behalf of Jim Sweeney Construction LLC.

Witness my hand and seal, at office, this 6th day of May, 2019.

_____
Notary Signature

Printed Name: Michael T. Moser

My commission expires: 3/22/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066