WARRANTY DEED

Karen Johnson Davidson County
Batch# 234813 DEEDWARR
05/24/2019 03:10:30 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190524-0049640

JM-RY-19-1117

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Chen Wang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ai Yun Wu **~~Bi~~ Hua Wu** **Qing Da Wu** **Chen Wang**	**NEW OWNER**	
(NAME) **1117 Wyntergrace Farm Court**	(NAME)	**064-08-0A-005.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Al XIN YANG, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Al YUN WU AND BI HUA WU AND QING DA WU AND CHEN WANG, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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. 5 on the Plan of Section One, Merritt Downs of record in Plat at Instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ai Yang by Quitclaim deed from Dutan Jiang of record in Instrument No. 20120601-0047774 Register's Office for Davidson County, Tennessee, dated May 11, 2012 and recorded on June 01, 2012.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record as Instrument Number 20010523-0053201, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20010604-0057881; Instrument No. 20010702-0069864, Instrument No. 20040716-0085315 and Instrument No. 20041123-0140102, Register's Office for Davidson County, Tennessee.
- By-Laws of Merritt Downs of record in Instrument Number 20010608-0060786, in the Register's Office for Davidson County, Tennessee.
- Charter of Merritt Downs Homeowner's Association of record in Instrument Number 20010608-0060785 and restated in Instrument No. 20011127-0129417, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Merritt Downs Homeowner's Association of record in Instrument Number 20020619-0074316, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20010119-0006024, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1117 Wyntergrace Farm Court, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF MAY, 2019.

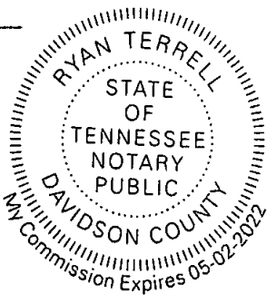
Ai Xin Yang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AI XIN YANG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212