416 Box 29

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520501

Karen Johnson Davidson County
Batch# 235992 **DEEDWARR**
05/29/2019 01:49:01 PM 2 pgs
Fees: $13.00 Taxes: $1,785.25

20190529-0050741

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $482,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2019.

Notary Public
My Commission Expires: 3/8/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kong Wei Wang and Chenjing Jiang 2908 23rd Avenue South Nashville TN 37215	New Owner **930 Richards Road** **Antioch, TN 37013**	Tax Parcel ID No. 117-02-0-175.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eleanor B. Morgan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kong Wei Wang and Chenjing Jiang, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17 in Block 3, as shown on the map entitled W. V. Davidson's Hillsboro Highlands Sections 2 & 3, of record in Book 843, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELEANOR B. MORGAN, by deed from JACK D. PARKER and DAVID R. PARKER, of record in Book 4986, page 976 , dated January 9, 1976 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-02-0-175.00.

Matters shown on the Plan of record in Plat Book 843, page 23, said Register's Office.

This is improved property located at 2908 23rd Avenue South Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2019.

Eleanor B. Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eleanor B. Morgan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022