Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ19-0412

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of November, 2019

Notary Public

Commission Expires: 2/28/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ran Tao and Yu Deng 370 Wallace Road Unit A-18 Nashville, TN 37211	Ran Tao 2918 Woodlawn Dr. Nashville, TN 37215	147-03-0B-111.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Betty S. Cole, widowed

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ran Tao, and wife, Yu Deng

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, Unit No. A-18, of Southern Hills Condominiums, created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Southern Hills Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to C. Donald Cole and wife, Betty S. Cole by Warranty deed from Jean-Claude Adelmo Boattini of record in Instrument No. 20060215-0018386 Register's Office for Davidson County, Tennessee, dated February 10, 2006 and recorded on February 15, 2006.

Karen Johnson Davidson County
Batch# 316964 DEEDWARR
11/18/2019 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $305.25
20191118-0118682

The said C. Donald Cole having since died March 14, 2018, leaving the property to Betty S. Cole, as sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 370 Wallace Road Unit A-18, Nashville, TN 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of November, 2019.

Betty S. Cole by Daniel K. Cole AIF
Betty S. Cole by Daniel K. Cole, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ (2) Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel K. Cole** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Betty S. Cole** and acknowledged that he, as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Instrument No. _____201911180118681_____ in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of November, 2019.



(Notary Seal)

Notary Public
My Commission Expires: 2/28/23

True Copy Certification

I, **Jennifer L. Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020