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

CRT File No. 191123498

Karen Johnson Davidson County
Batch# 325824 **DEEDWARR**
12/06/2019 09:27:46 AM 2 pgs
Fees: $13.00 Taxes: $767.75

20191206-0125971

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $207,500.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2019.

Notary Public
My Commission Expires: 05/03/2021

M. ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rui Zheng and Shuailei Ma	New Owner	Tax Parcel ID No.
301 Walton Lane	1074 Walnut Bend Lane	051-15-0-021.00
Madison TN 37115	Brentwood, TN 37027	

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, **James A. Reed Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rui Zheng, married and Shuailei Ma, married, as tenants in common each with a 50% interest**, ("Grantees"), its 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 the Northwest part of Lot No. 7 on the Plan of Craighead Lands of record in Minute Book I, pages 108 and 109 and in Plan Book 1, Page 20, in the Chancery Court at Nashville, and in the 11th Civil District of Davidson County, Tennessee, described according to survey made by John Kohl, Surveyor, dated October 16, 1969, as follows:

Said part of said lot fronts 130 feet on the Southerly side of Walton Lane, and runs back between parallel lines, 150 feet to a dead line in the rear.

Being the same property conveyed to James A. Reed, Jr. and wife, Delaine D. Reed by Warranty deed from Samuel E. Harding, Jr. and wife, Susan M. Harding of record in Book 5447, page 198, Register's Office for Davidson County, Tennessee, dated June 05, 1979 and recorded on June 08, 1979.

Delaine D. Reed now being deceased on January 9, 2016 in Davidson County, Tennessee.

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.

Taxes for the year 2020, a lien due and payable, but not delinquent.

Subject to all matters shown on the Minute Book I, pages 108 and 109 and in Plan Book 1, Page 20, in the Chancery Court at Nashville, Davidson County, Tennessee.

This is improved property located at 301 Walton Lane Madison TN 37115

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.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2019.

James A. Reed Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Reed Jr., 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 3rd day of December, 2019.

Notary Public

My Commission Expires: 01/17/21

