Karen Johnson Davidson County
Batch# 352804 DEEDWARR
02/04/2020 09:28:16 AM 2 pgs
Fees: $13.00 Taxes: $806.60
20200204-0012580

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-20-2020
(AFFIX SEAL)

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shifeng Tian and Fei Liu	Shifeng Tian and Fei Liu	Parcel ID: 091 10 0 316.00
(NAME)	(NAME)	
5501 Urbandale Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thomas Henson and Graple Sue Henson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shifeng Tian and Fei Liu**, 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:

Being Lot No. 44 of Section 2, Urbandale, as of Record in Book 1835, Page 82, Register's Office for said County,

Beginning on the Westerly Side of Conway Street at the corner of Lots Nos. 44 and 45; thence with the line between said Lots, Westwardly 92.4 feet to the Southwest corner of Lot No. 44; thence with the west line of said Lot, Northwardly 86 feet to the Southerly Line of Urbandale Avenue; thence with said avenue, Eastwardly 73.5 feet to the beginning of a curve; thence around said curve with a radius of 20 feet to the Westerly side of Conway Street; thence with said street Southwardly 65.7 feet to the beginning.

Being the same property conveyed to William M. Buchanan and wife, Graple Sue Buchanan by Warranty Deed from Charles M. Holmes and wife, Bessie K. Holmes dated March 28, 1969 and recorded April 1, 1969 in Book 4322, Page 395, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Henson and Graple Sue Henson, husband and wife by Quitclaim Deed from Graple Sue Henson dated February 13, 1998 and recorded March 4, 1998 in Book 10821, Page 500, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Thomas Henson and Graple Sue Henson by Quitclaim Deed from William M. Buchanan, of record in Instrument No. 20200117-0006326, Register's Office of Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5501 Urbandale Ave., Nashville, TN 37209

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. 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 our hands this 31 day of JANUARY, 2020

Thomas Henson

Graple Sue Henson

Graple Sue Henson

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thomas Henson and Graple Sue Henson, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023