This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 368765 DEEDWARR
03/06/2020 02:34:12 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30
20200306-0025622

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Allen Leshyang Su and Amy Chea	NEW OWNER
1632 BOXWOOD DR.	
NASHVILLE, TN 37211	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Jude P. Santana and wife, Holly J. Santana** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Allen Leshyang Su and Amy Chea, as tenants in common.** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Final Plat, The Woodlands Subdivision, Phase 4, Section 1B, Planned Unit Development of record in Plat at Instrument No. 20070705-0080225, 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 Jude P. Santana and wife, Holly J. Santana by Warranty deed from Derrick L. Derringer Melanje B. Derringer, and Ashley T. Sullivan of record in Instrument No. 20170504-0044161 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 04, 2017.

Tax Parcel #172.03-0A-124.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MSBRE201632

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of March, 2020.

GRANTOR:

Jude P. Santana

Holly J. Santana

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Christina Reeves, a Notary Public in and for the aforesaid state and county, personally appeared **Jude P. Santana and wife, Holly J. Santana**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 5th day of March, 2020.

Notary Public
My Commission Expires: 09/21/2021

(SEAL) CHRISTINA REEVES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$439,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of March, 2020.

Notary Public
My Commission Expires: 09/21/2021

(SEAL) CHRISTINA REEVES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY