1

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1126

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of April, 2020.

Notary Public

My Commission Expires: 9/6/2022

Karen Johnson Davidson Courty
Batch# 394785 DEEDWARR
05/04/2020 10:25:54 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20200504-0046194

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yihang Sun and Baofeng Huang 4717 Chepstow Drive Nashville, TN 37211	New owner	161-10-0B-164.00-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,

Eric Robert Hyde

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

Yihang Sun and Baofeng Huang, wife and husband

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, Tennessee, being Lot No. 10 on the Plan of Final Plat Villages of Brentwood, Phase Eleven, (Brentwood Summit) a Planned unit Development of record in Plat Book 9700, Page 949, and as revised in Instrument No. 20031219-0181287, 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 Eric Robert Hyde by Warranty deed from Chad S. Troup and wife, Laura Troup of record in Instrument No. 20130128-0008655 Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded on January 28, 2013.

Lea Abigail Hyde, wife of Eric Robert Hyde, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest she may have in the subject property by reason of her marital status, or otherwise.

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 Grantees herein.

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

This is improved property known as: 4717 Chepstow Drive, 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 I so covenant with the said GRANTEES that I am 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 I do

further covenant and bind myself, my heirs and assigns, 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 29th day of April, 2020.

Eric Robert Hyde

Lea Abigail Hyde

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric Robert Hyde and Lea Abigail Hyde** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of April, 2020.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

