THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325710

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $547,900.00.

M. Spittgael
Affiant

Subscribed and sworn to before me, this 30th day of April, 2020.

J Anderson
Notary Public
My Commission Expires: _____

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 395114 **DEEDWARR**
05/04/2020 11:11:22 AM 2 pgs
Fees: $13.00 Taxes: $2,027.23

20200504-0046255

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jinfeng Yue 3634 Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116-08-0-169.00

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, **Lorraine D. Jones, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jinfeng Yue and Jing Shao**, ("Grantees"), their 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, and being part of Lot No. 2 on the Map of Henry Compton Lands as of record at Book 421, page 53, said Register's Office, and described partly according to a survey by Wm. H. Evans, surveyor, dated October 4, 1995, as follows:

BEGINNING at a point in the center line of Old Compton Road (now Estes Road), 315.9 feet north of the southwest corner of a 2.95 acre tract; thence, with the center of said road, N 2Â° 45' E, 100 feet to a point, which is 314.1 feet south of Woodmont Boulevard; thence, leaving said road, S 80Â° 9' 40" E, 199 feet to a point; thence S 2Â° 45' W, 17 feet; thence, S 80Â° 9' 40" E, 61 feet to a point; thence, S 2Â° 45' W, 83 feet to a point in a fence line; thence N 80Â° 9' 40" W, 260 feet to the point of beginning.

Being the same property conveyed to LORRAINE D. JONES, by deed from DIANE NASSER MORETTI, of record in Book 9937, page 594 , dated January 30, 1996 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 116-08-0-169.00.

Matters shown on the Plan of record in Plat Book 421, page 53, said Register's Office.

Easement(s) of record in Book 11499, page 940, said Register's Office.

This is improved property located at 3634 Estes Road Nashville TN 37215

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 30th day of April, 2020.

Lorraine D. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lorraine D. Jones, 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 30th day of April, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022