Karen Johnson Davidson County
Batch# 475361 DEEDWARR
09/14/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20200914-0104760

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022 (AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

A-BB-20-812

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BRG, LLC	**New Owner**	
(NAME) **909 18th Ave S Suite A**	(NAME)	**118-02-0-126.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIN H. SHEN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 79 on the Plan of Kirkwood Heights, The W.T. Berry Estate Section No.5 of record in Plat Book 1130, Page 22, 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 Jin H. Shen by Warranty deed from Linda Ann Horton, unmarried of record in Instrument No. 20110920-0072794 Register's Office for Davidson County, Tennessee, dated September 15, 2011 and recorded on September 20, 2011.

Being the same property conveyed to Jin H. Shen by Quitclaim deed from Jin H. Shen and Xuemei Ge of record in Instrument No. 20190326-0027282 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on March 26, 2019.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 22, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1165, Page 360, in the Register's Office for Davidson County, Tennessee.
- Subject to Contract for Sale recorded on July 20, 2020 of record in Instrument Number 202007200079209, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812 Dewees Avenue, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3 DAY OF SEPTEMBER, 2020.

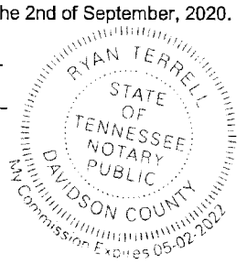
Jin H. Shen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIN H. SHEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY