WARRANTY DEED

G-RUCK-02-2627

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF November, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jie Jiang	New Owner (NAME)	
2627 Blakemore Avenue (ADDRESS)	(ADDRESS)	104-7-A-6 CO
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PRADIT KOPSOMBUT, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JIE JIANG AND RUJIAO SHAN, MARRIED, hereinafter called the Grantees, their heirs 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 Unit No. 6, together with the appurtenant interest in the common elements of Blakemore Square Homeowners Association, Inc., a horizontal property regime established by Master Deed of record in Book 6864, Page 237, amended in Book 6962, Page 125, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the Master Deed.

Being the same property conveyed to Pradit Kopsombut, married, by Deed dated October 26, 1998 and filed for record on October 27, 1998 in Book 11171, Page 176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Charter of record in Book 6769, Page 600, Register's Office for said County.

This conveyance is subject to Master Deed of record in Book 6864, Page 237 and Book 6962, Page 125; also subject to By-Laws of record in Book 6864, Page 266, all being of record, said Register's Office.

Spouse does not join in this conveyance due to property not being their primary residence.

unimproved ( )
This is improved (X) property, known as 2627 Blakemore Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 22nd day of November, 2002.

Pradit Kopsombut

Pradit Kopsombut

Davidson County DEEDWARR
Recvd: 12/02/02 10:51 2pgs
Fees:13.00 Taxes:562.40

20021202-0147960

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Pradit Kopsombut [redacted] personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of November, 2002.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903