Davidson County DEEDWARR
Recvd: 09/15/03 13:31 2pgs
Fees:13.00 Taxes:722.24

20030915-0135215

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Qiufang Cheng	SunTrust Mortgage, Inc.	155-7A-2
(NAME)	(NAME)	
7152 Forrest Oaks	201 Fourth Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

COLLEEN GALAMBOS, AND HUSBAND, DOUGLAS WAYNE GROVE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

QIUFANG CHENG, AND HUSBAND XIAOBING MA

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. 4 on the Plan of Revision One to Final Plat of the Poplar Creek Estates, Phase III, Section "A", Subdivision, a Planned Unit Development, as of record in Plat Book 7900, Page 696, Register's Office for said County, to which plat reference is made for a more complete and accurate legal description.

Being the same property conveyed to Colleen Galambos and husband Douglas Wayne Grove by deed dated January 21, 2000 from Kenneth L. Lewis and wife, Angela L. Lewis of record in Instrument No. 20000418-0038791, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7152 Forrest Oaks, Nashville, TN 37221

(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 10th day of September, 2003.

Colleen Galambos, by Douglas Wayne Grove, Attorney in Fact

Douglas Wayne Grove

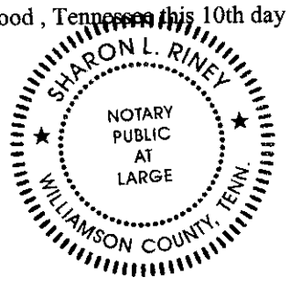
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood , Tennessee this 10th day of September, 2003

Commission expires: 5-27-07



Sharon L. Riney

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Douglas Wayne Grove, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Colleen Galambos, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Douglas Wayne Grove. WITNESS my hand and Notarial Seal this 10th day of September, 2003.

Sharon L. Riney

Notary Public

My Commission Expires
5-27-07

