WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xianghu Qu and Li Zhang	NBANK	Map 160-04 Parcel 12
(NAME)	(NAME)	
450 Oakley Drive	136 Walton Ferry Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Hendersonville, TN 37075	
(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, I, KATIE WEAVER KIRKPATRICK, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO XIANGHU QU AND WIFE, LI ZHANG, 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 Davison County, Tennessee, being Lot No. 1012 on the Plan of Brentwood Hall, Section X, of record in Book 2330, page 80, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Harry M. Kirkpatrick and wife, Katie Weaver Kirkpatrick, by deed from Walter E. Nannie, Sr. and wife, Lona H. Nannie of record in Book 3847, page 971, said Register's Office. Harry M. Kirkpatrick has since died vesting title solely in Katie Weaver Kirkpatrick.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 2330, page 80, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 450 Oakley Drive, Nashville, TN 37220

(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 hand this 26th day of May, 2004.

Katie Weaver Kirkpatrick

Katie Weaver Kirkpatrick

Davidson County DEEDWARR
Recvd: 05/28/04 15:44 2pgs
Fees:13.00 Taxes:675.25

20040528-0063310

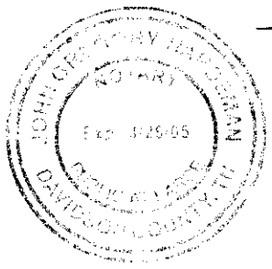
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2004.

Commission expires:



Notary Public