WARRANTY DEED

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,100.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 02/09/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/14/04 08:59 3pgs
Fees:18.00 Taxes:684.87
20041214-0148195

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chuanzhong Ye	Chuanzhong Ye	104-07-A-015.00
(NAME)	(NAME)	
2645 Blakemore Avenue	2645 Blakemore Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, Roger Bynum, an unmarried person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Chuanzhong Ye and Fanglin 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 6864, page 237, Amended in Book 6962, page 125, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Boo 6864, page 266, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2645 Blakemore Avenue, Nashville, TN 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of December, 2004.

Roger Bynum

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Roger Bynum, an unmarried person, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 10th day of December, 2009.

Commission expires: 03/09/07

Notary Public

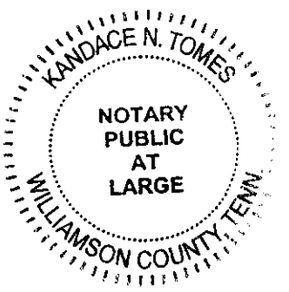


EXHIBIT A

Being Unit No. 15 on the Plan of Blakemore Square Condominiums, as of record in Book 6484, page 237, Amended in Book 6962, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger Bynum, an unmarried person by deed from John Forte and wife, Julie Ann McCabe Forte, dated November 16, 1998 and filed for record in Book 11212, page 194, Register's Office for Davidson County, Tennessee.