BOX #14A

G#19040-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/05 09:04 2 pgs
Fees:13.00 Taxes:1054.50
20050722-0085378

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daoqi Zhang and Tong-Rong Zhou	SunTrust Mortgage, Inc.	172-14A-29
(NAME)	(NAME)	
1116 Hunters Bow Circle	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Baltimore, MD 21279-0041	
(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, Terry W. Boykin and wife, Liza I. Boykin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daoqi Zhang and wife, Tong-Rong Zhou, 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. 124 on the Plan of Wexford Downs, Section One, a Planned Unit Development, of record in Plat Book 9700, Page 308 & 309, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terry W. Boykin and wife, Liza I. Boykin, by Warranty Deed from Michael A. Smale and Rosemarie Ertl-Smale, Husband and Wife, as of record in Instrument No. 20021025-0130878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1116 Hunters Bow Circle, Nashville, TN 37211

(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 our hands this 21st day of July, 2005.

Terry W. Boykin

Liza I. Boykin

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 Terry W. Boykin and Liza I. Boykin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

