Davidson County DEEDWARR
Recvd: 10/28/05 12:40 2 pgs
Fees:13.00 Taxes:847.30

20051028-0130447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-30-09

(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jianping Sun	Jianping Sun	104-06-0 M
217 Fairmont Court	217 Fairmont Court	GROUP
Nashville, Tennessee 37203	Nashville, Tennessee 37203	PARCEL 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **** Two Hundred Twenty Nine Thousand Dollars and Zero Cents ($229,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Sharon B. Tillman and Richard O. Quill, Jr. and Russanne Buchi-Fotre and Russell Buchi, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jianping Sun and Bin Gong, husband and wife, 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.

BEING Unit No. B-9 on the Plan of a Condominium Plat of Fairmont Court Condominiums, also known as Fairmont Square II, according to the Master Deed of record in Book 6686, page 708, as amended in Book 6712, page 125, Book 6774, page 221, as revised in Book 6823, page 962, and modified in Book 6893, page 62, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 825, as amended in Book 6900, page 98, said Register's Office, all to which reference is hereby made for a more complete description.

BEING the same property conveyed to E.R. Buchi, Sr., Sharon B. Tillman, Gloria B. Quill, Russanne Buchi and Russell Buchi, Jr., as tenants in common, by deed dated May 22, 1992, from Fairmont Associates, II, a joint venture, of record in Book 8640, page 848, Register's Office for Davidson County, Tennessee; the said E.R. Buchi, Sr., having since conveyed his interest in subject property to Sharon Tillman, Gloria Quill, Russanne Buchi and E.R. Buchi, Jr., by Quitclaim Deed dated April 17, 1994, of record in Book 9531, page 215, said Register's Office; the said Gloria B. Quill having since died testate on October 14, 1997, and by her Last Will and Testament, a copy of which is of record as Instrument No. 20020710-0083186 in said Register's Office, devised her interest in the subject property to her husband, Richard O. Quill, Jr.; the said Russanne Buchi having since married and is now known as Russanne Buchi-Fotre; the said E.R. Buchi, Jr. and Russell Buchi, Jr. being one and the same person.

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 and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 217 Fairmont Court, Nashville, Tennessee 37203

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 25th day of October, 2005.

Russanne Buchi-Fotre

By: Russell Buchi, Jr., Attorney in Fact

Sharon B. Tillman

By: Russell Buchi, Jr., Attorney in Fact

Richard O. Quill, Jr.

By: Russell Buchi, Jr., Attorney in Fact

Russell Buchi, Jr. (aka E.R. Buchi, Jr.)

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 Russell Buchi, Jr. (aka E.R. Buchi, Jr.), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2005.

Notary Public

My commission expires: 9.30.09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell Buchi, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sharon B. Tillman, Russanne Buchi-Fotre and Richard O. Quill, Jr., and acknowledged that he executed the same as the free act and deed of the said Sharon B. Tillman, Russanne Buchi-Fotre and Richard O. Quill, Jr..

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2005.

Notary Public

My commission expires: 9.30.09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN