Box 19-A

WARRANTY DEED

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/02/05 09:31 2 pgs
Fees:13.00 Taxes:1115.55

20051202-0144875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 5/23/06
DICKSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Weisong Zhou and wife, Pingsheng Wu	SAME	117-16-0-A-101.00CO
(NAME)	(NAME)	
1101 Caldwell Lane	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, Thomas M. Clarson and wife, Lori D. Clarson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Weisong Zhou and wife, Pingsheng Wu, 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 Unit A on the Plan of the Caldwell-Dorris Condominium, as Exhibit to Master Deed of record in Book 7102, Page 579, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Clarson and wife Lori M. Clarson and Margaret Clarson by Warranty Deed from Mary Nelle Hutcheson Chumley and husband, Charles Chumley, dated August 31, 2004, for record in Instrument No. 20040908-0108737, re-recorded in Instrument No. 20051123-0141816, with DEED OF CORRECTION of record in Instrument No. ~~_____~~ Registers Office for Davidson County, Tennessee. Further conveyed to Thomas M. Clarson and Lori D. Clarson by Quitclaim Deed dated August 5, 2005 from Margaret Clarson of record in Instrument No. 20051123-0141817, said Register's Office. *20051202-0144874

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 1101 Caldwell Lane, Nashville, TN 37204

(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 30th day of November, 2005.

Thomas M. Clarson

Lori D. Clarson

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 Thomas M. Clarson and Lori D. Clarson 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 Nashville, Tennessee this 30th day of November, 2005.

Commission expires: 01/24/09

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027