MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

File No. 260900196

WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/26/06 10:32 2 pgs
Fees:13.00 Taxes:875.05
20060926-0118945

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Hope Whitten	CTX Mortgage CO. LLC.	142110B03300CO
(NAME)	(NAME)	
829 Magnolia Court E.	P.O. Box 199114	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas TX 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Zhi An, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Hope Whitten, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 33 on the final plat of MAGNOLIA PLACE, a planned unit development, as shown by plat of record in Plat Book 7900, Page 729, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Zhi An by deed from Rosenblum and Yazdian, a partnership, of record in Deed Book 9813, page 152, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 729, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 9391, Page 887, Register's Office for said County.

Restrictive Covenants of record in Deed Book 9367, Page 807, Register's Office of said County.

By-Laws as shown of record in Deed Book 9367, Page 819, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 829 Magnolia Court E., Nashville, TN 37221
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 21st day of September, 2006.

9/21/2006

Zhi An

Feng Li by Zhi An, ~~ABC~~ attorney in fact

Feng Li by Zhi An, Attorney in fact

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Zhi An the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of September, 2006.

Commission expires: 05/31/08

Notary Public

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Zhi An, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No. 20060926-0118944, Registers Office for Davidson, the **Attorney-in-Fact** of Feng Li (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the Maker on this 21st day of September, 2006.

My Commission Expires:. 05/31/08

Notary Public

File Number: 260900196

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027