RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

BOX 13
128246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/26/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zhige Meng and Ke Li (NAME)	Maxim Capital, Inc (NAME)	
605 Reischa Sue Lane (ADDRESS)	4535 Winters Chapel Road (ADDRESS)	Map 134-9
Nashville TN 37211 (CITY) (STATE) (ZIP)	Doraville GA 30360 (CITY) (STATE) (ZIP)	Parcel 106

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, **JEFFERY CARTER, HIS WIFE, FURTESHA CARTER AND MARION CARTER*** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ZHIGE MENG AND KE LI, as tenants in common with the right of survivorship**, 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:

*Unmarried

Land in Davidson County, Tennessee, being all of Lot No. 88 on the Plan of Woodland Hills, Phase One, of record in Plat Book 6900, pages 666-669, Register's Office for said County, to which reference is made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Jeffery Carter and Marion Carter, both unmarried as joint tenants with rights of survivorship, from Terry L. Shrock, unmarried, by Warranty Deed dated June 5, 2000 of record as Instrument No. 20000607-0056813, Register's Office for Davidson County, Tennessee. Jeffery Carter has since married Furtesha Carter and is no longer an unmarried man.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 605 Reischa Sue Lane, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 02/06/07 15:04 2 pgs
Fees:13.00 Taxes:408.85

20070206-0015658

Witness our hands this 30th day of January, 2007.

Jeffery Carter

Furtesha Carter

Marion Carter by Jeffery Carter, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Jeffrey Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marion Carter and who acknowledged that he/she executed the same as the free act and deed of Marion Carter.

In witness whereof, Jeffrey Carter as attorney-in-fact for Marion Carter, pursuant to Power of Attorney recorded in Instrument No. 20070206-0015657 and _____, Register's Office for Davidson County, Tennessee, does hereby authorize and sign on behalf of Marion Carter this 30th day of January, 2007.

Witness my hand and official seal at Nashville, Tennessee on this 30th day of January, 2007.

Commission expires: 6/26/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2007, before me personally appeared Jeffrey Carter and Furtesha Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/26/07