STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $313,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2007.

Notary Public

Expiration of commission. 1/24/09

(Notary Stamp)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 06/21/07 09:51 2 pgs
Fees:13.00 Taxes:1158.10
20070621-0074082

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Donald Rae Dunning** | NEW OWNER | **Map/Parcel 172-14-OA-43** |
| **5928 Hitching Post Lane** | | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

**Kaisheng Jiao, and wife, and Rong Sui**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Donald Rae Dunning**

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. 138 on the Plan of Wexford Downs, Section One, a Planned Unit Development, of record in Book 9700, pages 308 and 309, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kaisheng Jiao and wife, Rong Sui, by Warranty Deed, from Beazer Homes Corporation, dba Phillips Builders, of record in Book 11646, page 922, Dated August 26, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, pages 308 and 309, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10292, page 51, Book 10792, page 822 and Instrument No. 20000810-0079498, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 10529, page 560 and Instrument No. 20020807-0095117, Register's Office for Davidson County, Tennessee.
Easement to Nashville Gas of record in Book 10359, page 615, Register's Office for Davidson County, Tennessee.
Quitclaim Deed to HOA of record in Book 10937, page 789 and Book 10937, page 791, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 11201, page 766, Book 11444, page 149 and Book 11444, page 177, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 10500, page 444, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

FILE BOX 45

This is property known as 5928 Hitching Post Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 hand(s) this 19th day of June, 2007.

X _____
Kaisheng Jiao

X _____
Rong Sui

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Kaisheng Jiao, and wife, and Rong Sui , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 19th day of June, 2007.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:_____

File #: **07477-SH**
**RECORD & RETURN TO:**

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