Davidson County DEEDWARR
Recvd: 07/02/07 12:07 2 pgs
Fees:13.00 Taxes:1157.73
20070702-0078610

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140
Drop Box 32
File No.: **07-1721**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Mohammed Hajjafar, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Ruhao Zhang and Yan Zhang, married ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 78, SECTION I, PHASE I, STILL SPRING HOLLOW Subdivision, as shown on plat of record in Plat Book 7900, Page 135, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mohammed Hajjafar by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, recorded on the 17th day of April, 2006 in Instrument No. 20060417-0042971, in the Register's Office of Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **128-16-0A-24CO**
☒ Improved OR
☐ Unimproved property located at: **7040 Still Spring Hollow, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **29th** day of **June, 2007.**

Mohammed Hajjafar

Mohammed Hajjafar

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mohammed Hajjafar** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **29th** day of **June, 2007.**

Ashley Bush

Notary Public

My Commission Expires: 10/2/10

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$312,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ruhao Zhang

Affiant

Subscribed and sworn to before me on this the **29th** day of **June, 2007.**

Notary Public

My Commission Expires: 10/2/10

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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Owner's Name: **Ruhao Zhang**
and Address: **7040 Still Spring Hollow, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Ruhao Zhang
7040 Still Spring Hollow
Nashville, TN 37221