File No. 270801432

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/01/07 10:52 2 pgs
Fees:13.00 Taxes:836.20

20071001-0116367

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shenfeng Qiu	Shenfeng Qiu	172-15-0A-025.00CO
(NAME) 2840 Call Hill Road	(NAME) 2840 Call Hill Road	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, Tennessee 37211	
(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, We, Craig O. Baucom and wife, Deborah K. Baucom, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shenfeng Qiu and Le Zhang, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot no. 36 on the Plan of Holt Woods, Section One, of record I Plat Book 7900, Pages 878, and 879, Register's Office for said county, to which plan reference is hereby made for amore complete description.

Being the same property conveyed to Craig O. Baucom and wife, Deborah K. Baucom by warranty deed from Stephen V. Forte and wife, Robin S. Forte, of record in Instrument No. 200005010043418, Register's Office for Davidson County, Tennessee, dated April 27, 2000.

Taxes for the year 2006 paid and all subsequent years, a lien, but not yet due and payable. All prior years are paid. Map/Parcel 172-15-0A-025.00CO.

Subject to all matters as set forth per Plat Book 7900, Page 878 and 879, Register's Office of said County.

Storm Water Detention of record in Book 8497, Page 458, said Register's Office.

Easement for Sanitary Sewer of record in Book 10316, page 585, said Register's Office.

Easement for Joint Roadway Use and Maintenance Agreement, of record in Book 5707, page 706, amended in Book 5720, page 183, said Register's Office.

Restrictive Covenants of record in Book 9570, page 22, Book 9745, page 41, Book 9933, page 151 and 153, Book 10062, page 821, Book 10256, page 504 and 506, Book 10258, page 142, Book 10800, page 575, and Book 10469, page 57, said Register's Office.

HOA Charter of record in Book 9570, page 5 said Register's Office.

Open Space of record in Instrument No. 20020807-0095356, said Register's Office.

Agreements (Joint Roadway use & Maintenance) of record in Book 5707, page 706, and Book 5720, page 183, said Register's Office.

By-Laws of record in Book 9570, page 13, said Register's Office.

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 2840 Call Hill Road, Nashville, TN 37211

(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 26th day of September, 2007.

Craig O. Baucom

Deborah K. Baucom

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Craig O. Baucom and Deborah K. Baucom, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/26/2007.

Witness my hand at office this 9/26/07.

Commission expires:

Notary Public

File Number: 270801432

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008