PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUITE 330 BRENTWOOD, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/08 09:56 2 pgs
Fees:13.00 Taxes:1350.50
20080228-0019577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$365,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

E. MANNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
XIANZHANG MENG	New Owner	104-11-67
(NAME)	(NAME)	
2707 Acklen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James William Clark and Evelyn R. Clark**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO [redacted]* 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: *** XIANZHANG MENG AND WIFE, FENG WANG**

Being Lot No. 54 on the Plan of Stokes and Marshall's Subdivision, as of record in Book 332, page 106 of reh Register's Office for Davidson County, Tennessee.

SAID Lot No. 54 fronts fifty (50) feet on the southerly side of Acklen Avenue, formerly Marshall Street, and runs back between parallel lines, 165 feet, more or less, to an alley.

Being the same property conveyed to James William Clark and wife, Evelyn R. Clark by deed from Bertha L. Raines of record in Book 6464, page 219 and Book 6473, page 148 Register's Office for Davidson County, Tennessee

This conveyance is subject to the following:
The Plan of Record in Book 332, page 106
Property taxes for the current year

unimproved ☐
This is improved ☒ property, known as **2707 Acklen Avenue, Nashville, TN 37212**
(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 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.

Witness our hands this 15th day of February, 2008.

James William Clark

Evelyn R. Clark

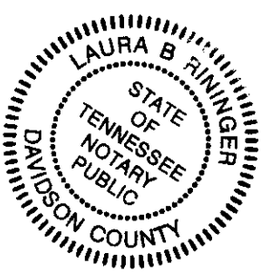
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James William Clark and Evelyn R. Clark, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15TH DAY OF FEBRUARY, 2008.

Commission expires: 3-21-09



Notary Public