File No. 280500338

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/26/08 15:15 2 pg:
Fees:13.00 Taxes:518.00

20080626-0066062

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2008.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lingzhen Li	Countrywide Bank, FSB	91-5-C-708.00 CO
(NAME)	(NAME)	
708 Vernon Avenue	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37204	
(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, I, **Preston L. Larsen, an unmarried man**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lingzhen Li, unmarried**, hereinafter called the grantee(s), her 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 Unit No. 708 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue, for placement of Units, as shown on Exhibit "C' to the Declaration of Covenants of record in Instrument No. 20061024-0131877, for a more complete identification of said units.

Being the same property conveyed to Preston L. Larsen, an unmarried man by Warranty Deed dated October 31, 2006, from Vernon Avenue Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061101-0135771 Register's Office for said County.

This property is subject to: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) The Declaration of Covenants, Conditions and Restrictions establishing a "Horizontal Property Regime" of Vernon Avenue Townhomes and plan shown as Exhibit "C" to Declaration of Covenants, of record in Instrument No. 20061024-0131877, and any and all matters of record all in the Register's Office of Davidson County, Tennessee. (3) Sanitary Sewer Easement as shown of record in Instrument No. 20060228-0022628, Instrument No. 20060309-0027613, Instrument No. 20060509-0053837, Instrument No. 20060912-0112820, and Book 4015, Page 69, Register's Office for said County. (4) Storm Water Detention Agreement as shown of record in Instrument No. 20060309-0027611 and Instrument No. 20060825-0105279, Register's Office for said County. (5) Application to Combine Parcels as shown of record in Instrument No. 20050811-0095439, Register's Office for said County. (6) Charter of Vernon Avenue Townhomes Homeowner's Association as shown of record in Instrument No. 20061024-0131878, Register's Office for said County. (7) Deed to Metro Government of record in Book 4304, Page 418 and Book 4301, Page 325, Register's Office for Davidson County, Tennessee. (8) Lack of direct access to Briley Parkway. (9) Attorney's Certificate for Vernon Avenue Townhomes of record in Instrument Number 20061025-0132304, Register's Office for said County. (10) Notice of Completion for Lot 708 of record in Instrument Number 20061101-0135770, Register's Office for said County, dated October 31, 2006. (11) Easement for party walls and interests of adjoining landowner's in appurtenant improvements. (12) Rights of others in and to the common areas and/or elements.

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 708 Vernon Avenue, Nashville, TN 37209
(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), her 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), her 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 25th day of June, 2008.

Preston L. Larsen

Preston L. Larsen

STATE OF ~~TENNESSEE~~ Arkansas

COUNTY OF ~~RUTHERFORD~~ Greene

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Preston L. Larsen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of June, 2008.

Commission expires: Aug 1, 2013

Robin Newby

Notary Public

File Number: 280500338

RETURN TO:
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ROBIN NEWBY MY COMM. EXP. NOTARY PUBLIC AUG. 1, 2013 GREENE CO., ARKANSAS