File No. 280501089

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 $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/30/08 12:55 2 pgs
Fees:13.00 Taxes:1961.00
20080630-0067146

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jie Jiang	Jie Jiang	132-09-D1
(NAME) 4433 Soper Avenue	(NAME) 4433 Soper Avenue	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Nashville, Tennessee 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, SK Coral, LLC, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jie Jiang and Rujiao Shan, 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 Unit No. A, Soper Place Condominium, as shown on Exhibit to the Master Deed of record in Instrument No. 200801310010060, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to SK Coral by warranty deed from Elaine Arnold, married, of record in Instrument No. 20070510-0056127, Register's Office for Davidson County, Tennessee, dated May 7, 2007.

Subject to all matters as set forth per Plat Book 4885, Page 121, Register's Office of said County.

Master Deed of record in Instrument No. 200801310010060, said Register's Office.

NOC of record in Instrument No. 20080527-0053525, said Register's Office.

Taxes for the year 2008 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

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 4433 Soper Avenue, Nashville, TN 37204
(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 our hands this 24th day of June, 2008.

SK Coral, LLC

By:
Ken Cline, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ken Cline, with whom I am personally acquainted and who proved himself/herself to be the Chief Manager of SK Coral, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 24th day of June, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280501089

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

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds