File #2008193

Davidson County DEEDWARR
Recvd: 07/17/08 10:00 2 pgs
Fees:13.00 Taxes:899.10
20080717-0073290

STATE OF **TENNESSEE**
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$243,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron E. Winter	New Owner	155-8 GROUP C
(NAME) 6672 Autumnwood Drive	(NAME)	PARCEL 48.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Aizhong Liu and wife, Qinghua Cui,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron E. Winter and wife, Kaitlin C. James,** 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Poplar Creek Estates, Phase Two of record in Plat Book 6900, Page 339 through 347, amended in Book 7900, Pages 888 and 889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aizhong Lui and wife, Qinghua Cui by deed from Lee Mays and wife, Chris Higdon of record as Instrument No. 20050603-0063003, in the Register's Office for Davidson County, Tennessee, dated May 27, 2005.

The said Aizhong Liu is also known as Aizhong Lui as of record in previous Warranty Deed Instrument Number 20050603-0063003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2008, a lien, but not yet due and payable, which have been prorated between the parties at closing; Homeowners Association Charter of record in Book 7120, Page 125 and subject to all matters shown on the Plan of Poplar Creek Estate, Phase Two of record in Plat Book 6900, page 339, thrugh 347, amended in Book 7900, Pages 888 and 889, all in the Register's Office fro Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **6672 Autumnwood Drive, 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 July, 2008.

Aizhong Liu by Robert Downing his Attorney-in-fact.

Aizhong Liu by Robert Downing, his Attorney-in-Fact

Qinghua Cui by Robert Downing her Attorney-in-fact.

Qinghua Cui by Robert Downing, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of July, 2008, before me personally appeared Robert Downing, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Aizhong Liu and Qinghu Cui and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book *, page _____, being recorded simultaneously herewith, Register's Office for Davidson, Tennessee.

*20080717-0073289

WITNESS my hand and official seal this 15th day of July, 2008.

NOTARY PUBLIC

My Commission Expires:

(SEAL)

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 24, 2009

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067