WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/08 13:53 2 pgs
Fees:13.00 Taxes:873.20

20080721-0074618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zhijie Qi	Fifth Third Mortgage Company	155080C01500CO
(NAME)	(NAME)	
6520 Chessington Drive	P. O. Box 630170	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45263	
(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, David L. Fausett and wife, Nichol L. Fausett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zhijie Qi and* Yu Wang, 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:

* spouse

Being Lot No. 15, as shown on the Plan of Poplar Creek Estates, Phase Two, of record in Book 6900, Page 339-347, amended in Book 7900, Page 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David L. Fausett and Nichol L. Fausett, by Warranty Deed dated June 14, 2002 from Hamid Doust and Azadeh Jafari, as tenants in common of record in Instrument No. 20020625-0076218, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 339 through 347 amended in Book 7900, pages 888 and 889, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Cevenants, Conditions, and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, Book 9472, page 824, said Register's Office, which sets forth assessments, liends and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ☐
This is improved ☒ property, known as 6520 Chessington Drive, Nashville, TN 37221
(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 18th day of July, 2008.

David L. Fausett

Nichol L. Fausett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Fausett and Nichol L. Fausett, 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 Franklin, Tennessee this 18th day of July, 2008.

Commission expires: 11/19/09

Notary Public

