Davidson County DEEDWARR
Recvd: 11/20/08 13:38 2 pgs
Fees:13.00 Taxes:1202.13

20081120-0114338

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $324,900.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF NOVEMBER, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-2849 SANDERSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Murray L. Sanderson and Jaime Sanderson	same	172-13-A 110.00 CO
664 Logwood Briar Circle		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHUAN ZHOU, AND WIFE, YI LIU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MURRAY L. SANDERSON, AND WIFE, JAIME SANDERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 664 Logwood Briar Circle, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 12th day of November, 2008.

Chuan Zhou by Jim R Vanderpool attorney-in-fact
Chuan Zhou by Jim R Vanderpool, attorney-in-fact

Yi Liu by Jim R Vanderpool attorney-in-fact
Yi Liu by Jim R Vanderpool, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of November, 2008, before me personally appeared Jim R Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chuan Zhou and acknowledged that he executed the same as the free act and deed of said Chuan Zhou.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 70, WILLIAMS GROVE, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 905, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chuan Zhou and Yi Liu by Warranty Deed from Kimberly J. Boswell Lee and husband, Michael J. Lee, recorded the 10th day of November, 2008, in Instrument No. 20081110-0111244; and also the same property conveyed to Kimberly J. Boswell by Warranty Deed from Pulte Homes Tennessee Limited Partnership, recorded on the 26th day of September, 2000 in Instrument No. 20000926-0095466, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Chuan Zhou pursuant to a power of attorney executed by the same on the 11/08/2008, and being filed for in Instrument #20081120-0114337, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf Yi Liu pursuant to a power of attorney executed by the same on the 11/08/2008, and being filed for in Instrument #20081120-0114330, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of November, 2008, before me personally appeared Jim R Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Yi Liu** and acknowledged that he executed the same as the free act and deed of said **Yi Liu.** + Chuan Zhou. +Chuan Zhou

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

file # 08-2849 SANDERSON