| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $174,000.00<br><br>Affiant<br>Subscribed and sworn to before me, this the 26th day of November, 2008<br><br>Notary Public<br>My commission expires: 1/9/2012 |

ALLISON BARNWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JAN 9, 2012

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

Davidson County DEEDWARR
Recvd: 12/02/08 12:14 2 pgs
Fees:13.00 Taxes:643.80

20081202-0116875

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kevin Higdon** | Franklin Synergy Bank | 104-14-D-5.00 CO |
| **2716 Linmar Ave** | 3301 Aspen Grove Dr. Ste 200 | |
| **Nashville, TN 37215** | Franklin, TN 37067 | |

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, WE,

**Frank Qian Zhan, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kevin Higdon, unmarried**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5 as shown and described in Exhibit "C" to the Master Deed and By-Laws of Linmar Place II Condominiums, of record in Book 7599, page 347, Addendum thereto in Book 7374, page 800, and By-Laws appended thereto in Book 7599, page 385, Register's Office for Davidson County, Tennessee, and an Instrument of Correction in Book 9810, page 981, said Register's Office, to which reference is hereby made for a morre complete description.

Being the same property conveyed to Frank Qian Zhan by deed from Scott A. Randal and wife Allison N. Randal of record in Instrument 200206050068212, said Register's Office, recorded June 5, 2002.

This conveyance is subject to all restrictions, easements, planning documents and other matters of record in said Register's Office, and a lien for taxes for the current year and subsequent years.

This is improved (__X__) unimproved (____) property known as 2716 Linmar Ave, Nashville, TN 37215.

**104-14-D-5.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.**

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 in 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 MY/OUR HANDS EFFECTIVE AS OF November 26, 2008:

X Frank Qian Zhan by Victor Junshi Zhan, AIF

Frank Qian Zhan by Victor Junshi Zhan, AIF

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**STATE OF TENNESSEE** )
) **INDIVIDUAL**
) **ACKNOWLEDGEMENT**
**COUNTY OF** Williamson )

Personally appeared before me, a Notary Public of said County and State, _____, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of November, 2008.

My Commission Expires:_____

_____
Notary Public

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**STATE OF TENNESSEE** )
) **ACKNOWLEDGEMENT FOR**
) **SIGNATURE MADE BY**
**COUNTY OF** Williamson ) **ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, VICTOR JUNSHI ZHAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for FRANK QIAN ZHAN ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 26th day of November, 2008.

My Commission Expires: 9/3/12

X _____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

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**STATE OF TENNESSEE** )
) **CORPORATE**
) **ACKNOWLEDGEMENT**
**COUNTY OF** Williamson )

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

**Witness my hand, at office, this the 26th day of November, 2008.**

My Commission Expires:_____

_____
Notary Public

20081493R