(1)

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $226,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July 2009.

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 7-2-12

Address of New Owner:	Send Tax Bills to:	Tax Information
Ron Summers 6821 Scarlet Ridge Dr. Brentwood TN 37027	Same	181100A09800CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Yuepeng Li and wife Lan Jiang hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ron Summers , and wife, Hong Li 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:

Being Lot Number 355 on the Plan of Final Plat Phase Three Autumn Oaks Subdivision as shown by Plat appearing of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Yuepeng Li, and wife, Lan Jiang by deed dated 8/18/04 of record in Instrument No. 20040823-0101382, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Autumn Oaks, Phase Three of record in Instrument No. 20030129-0159380, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20010912-0099443 and amended in Instrument No. 20030513-0064238 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Autumn Oaks Homeowner's association of record in Instrument No. 20010912-0099442

BILL GARRETT, Davidson County
Trans:T20090054370 DEEDWARR
Recvd: 08/10/09 10:47 2 pgs
Fees:13.00 Taxes:836.20
20090810-0075005

This property is improved property known as 6821 Scarlet Ridge Dr., Brentwood, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of July, 2009.

Yuepeng Li

Lan Jiang

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 Yuepeng Li and Lan Jiang, the bargainor(s), 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 Brentwood, Tennessee, this 31st day of July, 2009.

Notary Public

My Commission expires: 3/29/11

FILE NO: 06227