BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20090074745 DEEDWARR
Recvd: 11/03/09 10:07 2 pgs
Fees:13.00 Taxes:784.40
20091103-0101336

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$212,000.00**

Affiant

Subscribed and sworn to before me, this 30th day of October, 2009.

Notary Public

My commission expires:_____

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ning Yang **Ping Li**	Suntrust Mortgage, Inc.	**Map/Parcel 155-08-0-E-066.00CO**
7441 Kreitner Drive	401 Commerce St., Ste. 6100	
Nashville, TN 37221	Nashville, TN 37219	

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 ACKNOWLEDGE, WE,

Jiaqing Li and wife, Fei Wu

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

Ning Yang and spouse, Ping Li

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. 43, on the plan of Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jiaqing Li and wife, Fei Wu, by Warranty Deed, from Jennifer Schultz, unmarried and Andreas C. Claus, married, of record in Instrument No. 20051004-0119296, Dated September 23, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20010202-0010403, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 11592, page 670, Register's Office for DAVIDSON County, Tennessee. PUD Boundary Plat of record in Book 9700, page 955, Register's Office for DAVIDSON County, Tennessee. Quitclaim Deed to Home Owners Association of record in Instrument No. 20020506-0054929 and Instrument No. 20010924-0102911, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Book 11509, page 615, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Book 11592, page 707, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. Subject to HOA dues - if any. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **7441 Kreitner Drive, Nashville, TN 37221.**

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 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 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 my/our hand(s) this 30th day of October, 2009.

Jiaqing Li

Jiaqing Li

Fei Wu by Jiaqing Li, her Attorney-in-Fact.

Fei Wu by Jiaqing Li, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jiaqing Li, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2009.

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires May 26, 2013

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jiaqing Li**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Fei Wu** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Fei Wu**, and is authorized by her to execute this instrument on her behalf.

This the 30th day of October, 2009.

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: **My Commission Expires May 26, 2013**

Notary Public

File #: **090031KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027