**ADDRESS NEW OWNER:**
Xiaochuan Xu
Gemin Ni
3811 Cross Creek Road
Nashville, TN 37215

**SEND TAX BILL TO:**
SunTrust Mortgage, Inc.
401 Commerce Street, Suite 1100
Nashville, TN 37219

**MAP & PARCEL NOS.:**
117-10-0 41

BILL GARRETT, Davidson County
Trans:T20090087142 DEEDWARR
Recvd: 12/29/09 12:49 2 pgs
Fees:13.00 Taxes:991.60
20091229-0117919

**This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law**
**P.O. Box 292004, Nashville, TN 37229**

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Henry B. Cain and James A. Porter** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Xiaochuan Xu and Gemin Ni, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Woodmont Estates, Section 2, as of record in Book 1130, Page 99, Register's Office for Davidson county, Tennessee, described as follows:**

**Beginning at a point in the westerly margin of Cross Creek Road at the corner of Lots Nos. 13 and 14; thence with the line between said lots westerly 305.8 feet to a point; thence north 75 degrees 15' east 45 feet to a point; thence north 65 degrees East 100 feet to a point; thence north 68 degrees 45' east 70 feet to a point; thence north 60 degrees east 260 feet to a concrete monument in the margin of Cross Creek Road; thence with the margin of same around a slight curve, southerly crossing Sugar Tree Creek 43.5 feet to another monument in the westerly margin of Cross Creek Road; thence with the margin of same, 228.9 feet and continuing with the same, southerly 84.5 feet to the beginning.**

**Being the same property conveyed to Alex J. Porter, Jr., and wife, Marjorie O. Porter, by Warranty Deed in Book 3164, Page 389, Register's Office for Davidson County, Tennessee. The said Alex J. Porter, Jr., and Marjorie O. Porter conveyed their interest to each other as "equal tenants in common" by Quitclaim Deed from Michael D. Sontag in Book 10581, Page 655, said Register's Office.**

**The said Marjorie Hart Porter (being one and the same person as Marjorie O. Hart died testate on November 14, 2004, and devised her interest in the subject property to a testamentary trust, the Marjorie Hart Porter Family Trust. See Executor's Quitclaim Deed in Instrument No. 20060419-0044524, said Register's Office. Henry B. Cain and James A. Porter, as Co-Trustees of the Marjorie Hart Porter Family Trust conveyed the subject property to Henry B. Cain and James A. Porter, as equal tenants in common, by Trustee's Quitclaim Deed in Instrument No. 20080819-0085118, said Register's Office.**

HBC JP

**Alex J. Porter, Jr., died testate on May 6, 2008, and devised his interest in the subject property equally to Henry B. Cain and Alexander Porter. See Executor's Quitclaim Deed in Instrument No. 20080819-0085117, said Register's Office.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1130, Page 99, said Register's office and all matters therein.**

**Grantors warrant that neither of them have ever used the subject property as their marital residence.**
**This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.**

**Property conveyed "AS IS."**

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**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is $268,000.00.

Affiant

Subscribed and sworn before me this 21st day of December, 2009.

My Commission Expires: _____

Notary Public

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

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**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **21st** day of **December, 2009**.

Henry B. Cain

**Henry B. Cain**

James A. Porter

**James A. Porter**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Henry B. Cain and James A. Porter** , with whom I am personally acquainted, or who 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 office this **21st** day of **December, 2009**.

**Notary Public**
**My Commission Expires:** 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 0912-389

After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067