WARRANTY DEED G-EXIT-10-0907	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00 Affiant Subscribed and sworn to before me, this 8th DAY OF January, 2010. Notary Public MY COMMISSION EXPIRES: 7-2410 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruilin Zhao	Ruilin Zhao	
9785 Jupiter Forest Drive	(NAME) 9785 Jupiter Forest Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	92-16-J-208.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 907 PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUILIN ZHAO, UNMARRIED AND MEIQING ZHAO, UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 208, SOUTH SQUARE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20070710-0082274, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN HADLEY, AND WIFE, MELANIE HADLEY TO 907 PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP AS RECORDED ON THE 7TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070507-0054745 AND WARRANTY DEED FROM ROBERT YOUNG, TRUSTEE WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT THE NECESSITY OF JOINDER OF ANY BENEFICIARY TO JOHN HADLEY AND WIFE, MELANIE HADLEY AS RECORDED ON THE 11TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070411-0043304, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OR RECORD IN PLAT BOOK 1, PAGES 69 AND 81 (CHANCERY COURT); MASTER DEED OF RECORD IN INSTRUMENT NO. 20070710-0082274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 907 18th Avenue South, Unit #208, Nashville, Tennessee 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 is 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.

BILL GARRETT, Davidson County
Trans:T20100002742 DEEDWARR
Recvd: 01/14/10 11:26 2 pgs
Fees:13.00 Taxes:333.00
20100114-0003515

Witness my/our hand(s) this 8th day of January, 2010.

907 Property Partnership, a Tennessee General Partnership

By: _____

Title: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of January, 2010, before me personally appeared John Hedley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of 907 Property Partnership, a Tennessee General Partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of January, 2010.

_____
Notary Public

My Commission Expires: 1/9/2012

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903