BILL GARRETT, Davidson County
Trans:T20100003893 DEEDWARR
Recvd: 01/20/10 15:51 2 pgs
Fees:13.00 Taxes:622.34
20100120-0005055

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map/Parcel: 161-10-0B-018.00 CO

The actual consideration or value, whichever is greater, for this transfer is $168,200.00.

Affiant

Subscribed and sworn to before me this the 15 day of January, 2010.

My Commission Expires: 10-27-2010

Notary Public

MARTHA E. DAUGHETEE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires October 27, 2010

ADDRESS NEW OWNER(S) AS FOLLOWS:

Ming Wang & Yejia Xue Wang
(Name)
705 Ashfield Court
(Street Address)
Nashville, Tennessee 37211

SEND TAX BILLS TO:

SAME
(Name)
1801 West End Ave.
(Street Address)
Nashville, TN 37203

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **CRYSTAL T. MCKEE, an unmarried woman,** hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **MING WANG and YEJIA XUE WANG, husband and wife,** hereinafter the "Grantees," the following described property in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 209 on the Plan of Phase Five, Villages of Brentwood, of record in Book 6900, Page 896, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Scott McKee and wife, Crystal T.C. McKee by Warranty Deed of record in Book 10364, Page 797, Register's Office for Davidson County, Tennessee, dated February 26, 1997. And further being the same property conveyed to Crystal T. McKee by QuitClaim Deed from Timothy Scott McKee of record in Instrument No. 20030513-0063791, said Register's Office, dated June 4, 2002.

This is improved property known as 705 Ashfield Court, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein

as follows:

1. Davidson County Real Property Taxes for the year 2010 and subsequent years. Tax Parcel No. 161-10-0B-018.00.

2. All matters shown on the Plan of record in Book 6900, Page 896, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Villages of Brentwood, of record in Book 6143, Page 11, Book 6398, Page 495, Book 7231, Page 789, Book 7834, Page 676, all of record in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition, restriction a) is exempt under Title 42 of the United States Code, or b) relates to handicap but does not discriminate against handicapped persons.

4. Charter for HOA in Book 6158, Page 352, Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927, and Book 8163, Page 593, said Register's Office.

5. QuitClaim Deed for common areas in Book 7397, Pages 382 and 384, said Register's Office.

6. By-Laws of record in Book 7231, Page 809, said Register's Office.

Grantor further covenants and binds herself, her heirs, successors and/or assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused her name to be affixed hereto on this 14th day of January, 2010.

GRANTOR:

Crystal T McKee

CRYSTAL T. MCKEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Crystal T. McKee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 14th day of January, 2010.

NOTARY PUBLIC

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011