BILL GARRETT, Davidson County
Trans:T20100031715 DEEDWARR
Recvd: 05/26/10 13:20 2 pgs
Fees:13.00 Taxes:336.70
20100526-0040619

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$91,000.00

Affiant

Subscribed and sworn to before me this 14th day of May, 2010.

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

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:
Paul M. Boyvin	**F&M Bank**	**Map 165, Group 14-0, Parcel 009.00**
4649 Chutney Drive	**PO Box 451**	
Antioch, TN 37013	**Clarksville, TN 37041-0451**	

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,

Xiao Xiang Zhang , married

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

Paul M. Boyvin, an unmarried man

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. 309 on the plan of Peppertree Forest Subdivision, Section Three, of record in Plat Book 7900, page 249, 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 Xiao Xiang Zhang, married, by Cash Deed for Tennessee, from The Secretary of Housing and Urban Development, of Washington D.D., of record in Instrument No. 20100329-0023042, Dated March 25, 2010, Register's Office for Davidson County, Tennessee.

Wei Xing Guo, spouse of Xiao Xiang Zhang, joins in the execution of this instrument for the sole purpose of relinquishing any and all marital rights which he might have in and to the above described property by virtue of his marriage to Xiao Xiang Zhang

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 249, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 7982, page 736 and amended in Book 8294, page 159 and Book 8757, page 607, Register's Office for DAVIDSON County, Tennessee. PUD Boundary Plat of record in Book 6900, page 943, Register's Office for DAVIDSON County, Tennessee. Charter for Home Owners Association of record in Book 8457, page 639, Register's Office for DAVIDSON County, Tennessee. Sewer & Drainage Easement to Metro of record in Book 8514, page 234, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Book 8757, page 639, 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 4649 Chutney Drive, Antioch, TN 37013.

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 14th day of May, 2010.

X _____
Xiao Xiang Zhang

X _____
Wei Xing Guo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Xiao Xiang Zhang and Wei Xing Guo, 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 they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2010.

_____
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100369SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027