WARRANTY DEED

G-VRE-10-1800

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hongjun Liao	Suntrust Mortgage, Inc.	
1800 Ashwood Avenue, Unit B	(NAME) 401 Commerce Street, Suite 6100	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37219	104-16G-1.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT KINCAID, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HONGJUN LIAO AND WIFE, YIQUN ZHANG, 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 "A" ON THE PLAN OF 1800 ASHWOOD TOWNHOMES AS SHOWN ON EXHIBIT "C" TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1800 ASHWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20070522-0060995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT KINCAID BY WARRANTY DEED FROM PATRICIA PATTERSON COPELAND, CONSERVATOR FOR MABEL RUTH DUNNEBACKE, RECORDED ON THE 2ND DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060602-0065235, 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 LISTED IN PLAT BOOK 332, PAGE 117 AND INSTRUMENT NO. 20070522-0060995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1800 Ashwood Avenue, Unit B, Nashville, Tennessee 37212
(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:T20100033415 DEEDWARR
Recvd: 06/02/10 15:31 2 pgs
Fees:13.00 Taxes:1766.75

20100602-0042605

Witness my/our hand(s) this 25th day of May, 2010.

Robert Kincaid

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Kincaid, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2010.

Notary Public

My Commission Expires:

(SEAL)

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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