BILL GARRETT, Davidson County
Trans:T20100038261 DEEDWARR
Recvd: 06/23/10 11:18 2 pgs
Fees:13.00 Taxes:603.10
20100623-0049010

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Shoumin Zhu and Wei Cheng
5420 Village Way
Nashville, TN 37211

SEND TAX BILL TO:
SunTrust Mortgage
401 Commerce St #6100
Nashville TN 37219

MAP/PARCEL
161-10-A-23CO

MORTGAGEE:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DEBORAH STONE ORTIZ AND HUSBAND, EDWIN J. ORTIZ,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, does transfer and convey unto **SHOUMIN ZHU and WEI CHENG,*** 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: * husband and wife

BEING all of Lot No. 42, Plan of Villages of Brentwood, Phase One, according to plat and survey of same appearing of record in Plat Book 5200, page 613, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Deborah Stone Intrieri, unmarried, by Warranty Deed dated June 29, 2004, of record in Book 9721, page 399, and further conveyed to Deborah Stone Ortiz and husband Edwin J. Ortiz, by Quitclaim Deed dated February 5, 2004, in Instrument No. 20040220-0019725, said Register's Office.

Plat of record in Book 5200, page 613, said Register's Office, discloses applicable minimum building setback lines, public utilities and drainage easements; see also, Charter and Articles of Incorporation of Villages of Brentwood Homeowners Association of record in Book 6158, page 352, amended in Book 7936, page 332, Book 7925, page 42, Book 7599, page 914, Book 8152, page 927, and in Book 8163, page 593, said Register's Office; and a Quitclaim Deed to Homeowners Association of record in Book 7397, page 382, and Book 7397, page 384, said Register's Office.

The captioned property is subject to restrictive covenants per plat; see also Declaration of Covenants of record in Book 6143, page 11, amended in Book 6393, page 495, Book 6852, page 497, and in Book 8507, page 831, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 5420 Village Way, Nashville, Tennessee 37211.

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", their heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hand this the 28th day of May, 2010.

Deborah Stone Ortiz
DEBORAH STONE ORTIZ

EDWIN J. ORTIZ

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **DEBORAH STONE ORTIZ and EDWIN J. ORTIZ**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2010.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011

STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $163,000.00.

AFFIANT

Subscribed and sworn to before me on this 28 of May, 2010.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011