WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100081640 DEEDWARR
Recvd: 12/29/10 10:47 2 pgs
Fees:13.00 Taxes:486.55
20101229-0103233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

Beth Triplett State of Tenn. Notary Public 3/3/2014 Comm. Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sami Magharyious	US Bank NA c/o US Bank Home Mortgage	173040A04500CO
(NAME)	(NAME)	
201 Ben Alex Court	P.O. Box 7298	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Huajun Feng and Yan Fang Li, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sami Magharyious, 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 Unit No. 45 on the Plan of Oak Highlands, Phase I, a Planned Unit Development, as of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Huajun Feng and Yan Fang Li by Warranty Deed dated December 15, 2005, from Alfy A. Hanna and wife Marvel S. Hanna (f/k/a Marvel S. Labeeb) of record in Instrument No. 20051220-0152484, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Huajun Feng by Yan Fang Li as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20101229-0103232, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 201 Ben Alex Court, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 20th day of December, 2010.

Huajun Feng
By: Yan Fang Li Attorney in Fact

Yan Fang Li

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yan Fang Li, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee this 20th day of December, 2010.

Beth Triplott State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12/20/10 before me personally appeared Yan Fang Li, the person who executed the foregoing instrument on behalf of Huajun Feng, and acknowledged that she executed the same as the free act and deed of the said Huajun Feng, through Power of Attorney granted her by the said Huajun Feng

.Witness my hand and official seal at Franklin, Tennessee this 20th day of December, 2010.
Commission expires: March 3, 2014

Beth Tripelit Notary Public

Beth Triplott State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County