BILL GARRETT, Davidson County
Trans:T20110009070 DEEDWARR
Recvd: 02/14/11 09:15 2 pgs
Fees:13.00 Taxes:323.75
20110214-0012324

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$87,500.00.**

Affiant 11th EP

Subscribed and sworn to before me, this the ~~4th~~ 11th day of February, 2011.

Notary Public

My commission expires: 11-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jun Li Shi and Qing Zhang	**NEW OWNERS**	**10411OA05800CO**
2134 Fairfax Avenue, D-10		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nathan Mitchell, Shannon Mitchell, and Mary Jo Figlio Lautner *

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

Jun Li Shi and wife, Qing Zhang

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-10 Parcel No. 58, of the Villager West Condominiums, as of record in Book 5210, page 174, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Charles D. Mitchell, unmarried by deed from Andrews Properties, Inc., and Cherokee Properties, Inc., of record in Book 5512, Page 371, Register's Office for Davidson County, Tennessee. The said Charles D. Mitchell having since died on 02/05/2010. The property is now vested in Nathan Mitchell, Shannon Mitchell, and Mary Jo Figlio Lautner, as sole beneficiaries under the Last Will and Testament of Charles D. Mitchell.

This conveyance is subject to taxes for 2011, and subsequent years, easements, and restrictions of record.

***Mary Jo Figlio Lautner, Executrix joins in this conveyance for the purpose of relinquishing any right, title and interest in the property.**

This is improved property, known as **2134 Fairfax Avenue, D-10, Nashville, TN 37212.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 ~~4th~~ 11th EP day of February, 2011.

Nathan Mitchell by Mary Jo Figlio Lautner AIF
Nathan Mitchell
By: Mary Jo Figlio Lautner, his Attorney in Fact

Shannon Mitchell by Mary Jo Figlio Lautner AIF
Shannon Mitchell
By: Mary Jo Figlio Lautner, her Attorney in Fact

Mary Jo Figlio Lautner

Mary Jo Figlio Lautner

Mary Jo Figlio Lautner Executrix of the Estate of Charles D. Mitchell

Mary Jo Figlio Lautner, Executrix of the Estate of Charles D. Mitchell

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Mary Jo Figlio Lautner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Nathan Mitchell,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Nathan Mitchell**, the within named bargainor(s) by the said **Mary Jo Figlio Lautner** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 11th day of February, 2011.

Notary Public

My commission expires: 11-7-2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Mary Jo Figlio Lautner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Shannon Mitchell,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Shannon Mitchell**, the within named bargainor(s) by the said **Mary Jo Figlio Lautner** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 11th day of February, 2011.

Notary Public

My commission expires 11-7-2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mary Jo Figlio Lautner**, the bargainor(s) with whom I am personally acquainted (or proved to me 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 ~~4th~~ 11th day of **February, 2011.**

Notary Public
My Commission Expires: 11-7-2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mary Jo Figlio Lautner, Executrix** of the Estate of Charles D. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged herself to be the Executrix of the Estate of Charles D. Mitchell, the within bargainor, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Mary Jo Figlio Lautner, Executrix of the Estate of Charles D. Mitchell.

Witness my hand and official seal, at office at Brentwood, Tennessee on this ~~10th~~ 11th day of February, 2011.

Notary Public
My Commission Expires: 11-7-2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY