10-1-5236

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

BILL GARRETT, Davidson County
Trans:T20110009104 DEEDWARR
Recvd: 02/14/11 10:07 3 pgs
Fees:18.00 Taxes:325.23
20110214-0012371

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $87,900.00

Affiant

Subscribed and sworn to before me, this 4 day of February 2011.

Notary Public
My commission expires: My Commission Expires October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Yan Zhang 7024 Scenic View Ct. Brentwood, TN 37027	Franklin American	103080A00400CO
4425 Westlawn Dr. #A103	501 Corporate Centre Dr. Suite 400	
Nashville TN 37209	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ivy Anne Clement Trustee of The Ivy Anne Clement Revocable Living Trust hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Yan Zhang, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium in Davidson County, Tennessee, described as follows: Unit No. A103 of Westlawn Green, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book. 5238 Page 863 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of Westlawn Green of record in Book 5200 Page 20-24 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westlawn Green contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ivy Anne Clement by deed from Fairways Associates, Ltd., a Tennessee Partnership of record in Book 5311, page 937 on July 17, 1978, Register's Office for Davidson County, Tennessee. Being further

conveyed to Ivy Anne Clement, Trustee of the Ivy Anne Clement Revocable Living Trust by Quitclaim Deed from Ivy Anne Clement of record in Instrument No. 20040206-0014753, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Westlawn Green of record in Book 5200 Page 20-24, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5238, Page 863.Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Westlawn Green Condominiums and recorded in Book 5238, Page 863 Register's Office for said county. 4) Charter for Westlawn Green Homeowners Association of record in Book 5234, Page 719

This property is improved property known as 4425 Westlawn Dr. #A103, Nashville, Tennessee 37209

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 4 day of February, 2011.

The Ivy Anne Clement Revocable Living Trust

BY: Ivy Anne Clement
Ivy Anne Clement, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Ivy Anne Clement, with whom I am personally acquainted, and who acknowledged themselves to be the trustee of The Ivy Anne Clement Revocable Living Trust, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Ivy Anne Clement Revocable Living Trust

Witness my hand, at office, this 1st day of February 2011.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 06692