BILL GARRETT, Davidson County
Trans:T20110013453 DEEDWARR
Recvd: 03/07/11 11:01 2 pgs
Fees:13.00 Taxes:333.00
20110307-0017871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bibo Feng and Jun Zhou	**New owners**	104110A01700CO
2134 Fairfax Avenue, Unit B-1	**Same**	
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sunil Patel and wife, Rajeshwari Patel

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

Bibo Feng and Jun Zhou

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 B-1, THE VILLAGER WEST CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 5210, Page 174 and as established under Master Deed of record in Book 5452, Page 419, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sunil Patel and wife, Rajeshwari Patel by Warranty Deed from Saeed S. Monemi, Married, recorded on the 5th day of October, 2004 in Instrument No. 20041005-0119790, in the Register's Office of Davidson County, Tennessee.

Sunil Chetanbhai Patel is one and the same person as Sunil Patel.

Rajeshwari Sunil Patel is one and the same person as Rajeshwari Patel.

Power of Attorney recorded on the 7th day of March, 2011 in Instrument No. 20110307-0017869, in the Register's Office of Davidson County, Tennessee.

Power of Attorney recorded on the 7th day of March, 2011 in Instrument No. 20110307-0017870, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Plat Book 5210, Page 174 and as established under Master Deed of record in Book 5452, Page 419, in the Register's Office, Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2134 Farifax Avenue, Unit B-1, 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 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 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 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 my/our hand(s) this 1st day of March, 2011.

Sunil Patel by David E. Durocher Attorney in fact
Sunil Patel
By: David E. Durocher, attorney in fact

Rajeshwari Patel by David E. Durocher attorney in fact
Rajeshwari Patel
By: David E. Durocher, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, David E. Durocher, attorney in fact for Sunil Patel and Rajeshwari Patel, the within named Grantors, 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, at office, this 1st day of March, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013