BILL GARRETT, Davidson County
Trans:T20110020724 DEEDWARR
Recvd: 04/08/11 10:19 2 pgs
Fees:13.00 Taxes:318.20
20110408-0027286

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRES-11-5318

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ling Zhong	Ling Zhong	
5316 & 5318 Townes Court (ADDRESS)	(NAME) 5316 & 5318 Townes Court (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	162-5-65.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHERRY B. HENDERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LING ZHONG AND DONG SHENG CHENG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 179, HICKORY VALLEY SUBDIVISION, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 75, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHERRY BURKE BY LAST WILL AND TESTAMENT OF JERRY F. AGEE AS RECORDED ON THE 23RD DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010423-0039663 AND INSTALLMENT DEED TO JERRY FLOYD AGEE FROM JAMES R. FREEMAN, J. B. HURD AND DAVID M. KNIGHT AS RECORDED ON THE 11TH DAY OF MAY, 1976 IN DEED BOOK 5023, PAGE 907, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SHERRY BURKE IS NOW KNOWN AS SHERRY B. HENDERSON. THE ABOVE REFERENCED PROPERTY IS THE SOLE AND SEPARATE PROPERTY OF SHERRY B. HENDERSON .

THE ABOVE REFERENCED PROPERTY HAS NEVER BEEN USED AS A PRINCIPAL MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4175, PAGE 75; RESTRICTIONS OF RECORD IN BOOK 4353, PAGE 54; EASEMENT OF RECOD IN BOOK 5023, PAGE 907 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5316 & 5318 Townes Court, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 30th day of March, 2011.

Sherry B. Henderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry B. Henderson, the within named bargainor, 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 and official seal, this the 30th day of March, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903