WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $87,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF AUGUST, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MY COMMISSION EXPIRES JULY 3, 2012
CHAD L. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04088 WANG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : Owner If left blank please use the address of the new owner	MAP-PARCEL
Jian Wang and Huan Tao	751 23rd St	104-11-A 52.00 CO
2134 Fairfax Avenue D4	Nashville TN	
Nashville, TN 37212	37209	

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

SIX ONE FIVE PROPERTIES, LLC

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

JIAN WANG AND HUSBAND, HUAN TAO

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2134 Fairfax Avenue D4, 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 1st day of August, 2011.

Six One Five Properties, LLC

BY: _____
Michael T. Post, Member

BY: _____
J. David Pearson, Member

BILL GARRETT, Davidson County
Trans:T20110047685 DEEDWARR
Recvd: 08/04/11 13:14 2 pgs
Fees:13.00 Taxes:321.90
20110804-0060047

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, J. David Pearson and Mike Post, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Members of SIX ONE FIVE PROPERTIES, LLC,, the within named barganor, a limited liability company, and that J. David Peason and Mike Post, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of August, 2011.

Notary Public _____

My Commission Expires: _____

MY COMMISSION EXPIRES JULY 3, 2012
CHAD L. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

11-04088 WANG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit D-4, PARCEL NO. 52, THE VILLAGER WEST CONDOMINIUM, as shown on plat of record in Plat Book 5210, Page 174 and as established by Master Deed of record in Book 5452, Page 419, 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 Six One Five Properties, LLC a Tennessee Limited Liability Company by Warranty Deed from Carolyn Strickland Stewart, recorded on the 12th day of February, 2008 in Instrument No. 20080212-0013883, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARCEL NO. 52, THE VILLAGER WEST CONDOMINIUM, as recorded in Plat Book 5210, Page(s) 174, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws in Exhibit C recorded in Book 5452, Page 419.

e. Charter of Homeowners Association recorded in Book 5450, Page 740.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER WEST CONDOMINIUM of record in Book 5452, Page 419; also subject to easements, rights and interests 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.