WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-FSBO-11-2124

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,800.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(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
Qinghua Qian	Qinghua Qian	
1781 Forsyth Park Dr.	1781 Forsyth Park Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	104-11-F-209.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JING ZHOU AND YOU MIN ZHANG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto QINGHUA QIAN AND WIFE, ZOU YUE, 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 UNIT 209, THE CLOISTERS CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6317, PAGE 688, AMENDED IN BOOK 6533, PAGE 580, 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 JING ZHOU AND YOU MIN ZHANG, HUSBAND AND WIFE BY SPECIAL/LIMITED WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION BY CHICAGO TITLE INSURANCE DBA SERVICELINK, AS ATTORNEY IN FACT, RECORDED ON THE 27TH DAY OF APRIL, 2009 IN INSTRUMENT NO. 20090427-0037516, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE BY-LAWS IN BOOK 6317, PAGE 720; MASTER DEED OF RECORD IN BOOK 6317, PAGE 688, AS AMENDED IN BOOK 6533, PAGE 580; CHARTER OF RECORD IN BOOK 6076, PAGE 203; MAP OF SUBDIVISION OF HAMILTON PARKS' 10-28/160 ACRE TRACT OF RECORD IN PLAT BOOK 161, PAGE 160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2124 Fairfax Avenue #209, Nashville, Tennessee 37212
(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.

BILL GARRETT, Davidson County
Trans:T20110058427 DEEDWARR
Recvd: 09/20/11 14:34 2 pgs
Fees:13.00 Taxes:402.56

20110920-0072868

Witness my/our hand(s) this 15th day of September, 2011.

Jing Zhou

You Min Zhang

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jing Zhou and You Min Zhang, 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 15th day of September, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
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