Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0640

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Angie McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of October, 2011

April G. Nichols
Notary Public
Commission Expires: 6-28-15

BILL GARRETT, Davidson County
Trans:T20110070636 DEEDWARR
Recvd: 11/09/11 08:12 2 pgs
Fees:13.00 Taxes:1035.63
20111109-0087442

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
John C. Ford 1712 Nottingham Place Nashville, TN 37221	SWBC Mortgage Corporation 5055 Maryland Way Brentwood, TN 37027	142-16-0A-110.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Daoxing Xia and wife, Chenglan Pan

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Ford and Christy Ford, husband and wife

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:

Being Lot No. 110, as shown on the plat of Devon Park Phase III, of record in Book 6900, page 52, in the Register's Office for Davidson County, Tennessee.

Together with a right and easement of enjoyment in and to the Common Area as defined and as set out in the Declaration of Covenants, Conditions and Restrictions for Devon Park Phase 1, of record in Book 6176, page 7, said Register's Office, as amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6967, page 156, to make said restrictions applicable to Phase III of said property, to which Declaration this conveyance is subject.

Being the same property conveyed to Daoxing Xia and wife, Chenglan Pan, by Warranty Deed, from Zaring National Corporation, an Ohio Corporation, of record in Book 7721, Page 724, Register's Office for Davidson County, Tennessee, dated November 23, 1988 and recorded December 7, 1988.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1712 Nottingham Place, Nashville, TN 37221.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of October, 2011.

Daoxing Xia

Chenglan Pan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daoxing Xia and Chenglan Pan** 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 at Brentwood, Tennessee this 28th day of October, 2011.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/19/2013