BILL GARRETT, Davidson County
Trans:T20110074144 DEEDWARR
Recvd: 11/23/11 09:24 2 pgs
Fees:13.00 Taxes:314.50
20111123-0091666

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-111100577

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of NOVEMBER, 2011

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 21, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Qingxiao Zhu 2134 Fairfax Ave. C-16 Nashville, TN 37212	SAME 5045 English Village Dr. Nashville, TN 37211	104-11-0A-048.00 CO

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, WE,

Eric E. Trenkmann, a married man

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

Qingxiao Zhu and wife, Liping Ren

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number C-16, Parcel Number 48, of the Villager West Condominiums, as of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

BEING the same property conveyed to Eric E. Trenkmann, a married man, by Warranty Deed from Elizabeth Bethea Patterson, dated 8/31/05 and recorded 9/6/05 in Instrument Number 20050906-0106564, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **2134 Fairfax Ave. C-16, 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 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 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 our hands this 22nd day of NOVEMBER, 2011.

Eric E. Trenkmann

Eric E. Trenkmann

STATE OF NEW YORK
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric E. Trenkmann the bargainor(s) 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 17th, NOVEMBER ~~this 22nd day of~~ NOVEMBER, 2011.

Notary Public

Commission Expires:

MARIA ROSE FORMICA
Notary Public, State of New York
No. 43-4600228
Qualified in Richmond County
Commission Expires December 31, 2014