THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Yao Xu
4837 Redcastle Ridge
Nashville, TN 37211
SEND TAX BILLS TO:
Terrace Mortgage Company
900 Ashwood Parkway, Suite 130
Atlanta, GA 30338

WARRANTY DEED

(Map/Parcel 172-14-0B-131.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **NOVOTNY CUSTOM HOMES, INC., a Tennessee Corporation**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **YAO XU and YUELI ZHANG**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 131, CLUSTER LOT DEVELOPMENT, WINFIELD PARK, PHASE 2, SECTION 1, REVISION 1, according to plat and survey of same appearing of record in Instrument No. 20010313-0024106, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Novotny Custom Homes, Inc., a Tennessee corporation, by Warranty Deed from James R. Goldenring, unmarried, dated November 25, 2009, of record in Instrument No. 20091217-0115032, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20010313-0024106; to restrictive covenants of record in Book 1113, page 691; Declaration of Covenants, Conditions and Restrictions in Instrument No. 20001211-0122000 and corrected in Instrument No. 20020520-0061426; Dedication of common area in Instrument No. 20020515-0059529; easement for ingress and egress in Book 5552, page 857; BellSouth easement in Book 11628, page 204; easement agreement in Book 11124, page 852; storm water detention agreement in Book 11744, page 254; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4837 Redcastle Ridge, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

BILL GARRETT, Davidson County
Trans:T20110076067 DEEDWARR
Recvd: 12/02/11 09:48 2 pgs
Fees:13.00 Taxes:1439.30
20111202-0093912

same is unencumbered except as noted herein, and for the 2011 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and bind Grantor, its successors and/or assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS ITS HAND and signature on this the 29th day of November, 2011.

NOVOTNY CUSTOM HOMES, INC.

By:_____
Anthony Novotny, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Novotny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Novotny Custom Homes, Inc., the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and official seal, this the 29th day of November, 2011.

_____
Notary Public

My Commission Expires: **AUGUST 16, 2014**

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $389,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 29th day of November, 2011.

_____
Notary Public

My commission expires: **AUGUST 16, 2014**

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 20110433