WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$173,000.00~~

Affiant

Subscribed and sworn to before me, this 30th day of November, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return TO:

Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Services Trust Company CFBO John Thomas Koss Roth IRA	First Western Federal Savings Bank	104-16-B
(NAME)	(NAME)	(MAP)
2007-B Ashwood Avenue	402 Main Street	6.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	Rapid City, SD 57709	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jie-Zhi Wu, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **IRA Services Trust Company CFBO John Thomas Koss Roth IRA**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Parcel No. 6 on the Plan of Ashwood Court Townhomes Condominiums, of record in Plat Book 5200, page 436, to which reference is made for a more complete description, together with the appurtenant interest in the common elements of Ashwood Court Townhomes Condominiums, a horizontal property regime established by Master Deed of record in Book 5932, page 778 as amended in Book 8428, page 246 and Book 8446, page 738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jie-Zhi Wu and wife, Chuan Ji, by deed dated July 14, 1994, from Karen McArthur, unmarried, of record in Book 9412, page 593, Register's Office for Davidson County, Tennessee. The said Chuan Ji has since died.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2007-B Ashwood Avenue, Nashville, Tennessee 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 my hand this 30th day of November, 2011.

Jie-Zhi Wu by his attorney-in-fact

Jie-Zhi Wu
By Jeff Farris, his Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20110076503 DEEDWARR
Recvd: 12/05/11 10:37 2 pgs
Fees:13.00 Taxes:640.10
20111205-0094462

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeff Farris, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jie-Zhi Wu and that he is authorized by Jie-Zhi Wu to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 30th day of November, 2011.

Donna J. VanderMeer
Notary Public

My Commission expires: 7/6/15

