Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077295 DEEDWARR
Recvd: 12/07/11 10:26 3 pgs
Fees:18.00 Taxes:592.00
20111207-0095418

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day OF November, 2011

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN ALLAGHAMOS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jinming Yang and Jiali Zhao	Jinming Yang and Jiali Zhao	
(NAME)	(NAME)	
2125 Blair Boulevard	215 Broadwell	104150175D0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Juliette H. Duzak and Pamela Lee Duzak, Trustees the Residuary Trust established under the Last Will and Testament of Leo Frances Duzak**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jinming Yang and Jiali Zhao**, 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:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 6 on the Map of R. E. Connel's Subdivision, as of record in Book 421, Page 24, Register's Office of said County.

Said part of Lot No. 6 fronts 50 feet on the southerly side of Blair Boulevard and extends back between parallel lines 150-1/4 feet to a dead line.

Being the same property conveyed to Leo F. Duzak and wife, Juliette H. Duzak by deed from G.P. Blair and wife, Rubye N. Blair, dated 11/22/72 of record in Book 4658, Page 483, as re-recorded in Book 4662, Page 411, Register's Office of Davidson County, Tennessee. By quitclaim deed dated 9/3/86 of record in Book 6968, Page 577, said Register's Office, Juliette H. Duzak conveyed her interest in subject property to Leo F. Duzak. Leo F. Duzak died testate on 1/22/03. Reference is made to Order of Probate entered 7/28/04, In Re: Estate of Leo Francis Duzak, Deceased, No. 04P1178, Seventh Circuit Court for Davidson County, Tennessee, a copy of which appears of record in Instrument No. 200503110027315, said Register's Office. Further reference made to the Last Will and Testament of Leo Francis Duzak, a copy of which appears of record in Instrument No. 200503110027316, said Register's Office, wherein the property herein described was devised to Juliette H. Duzak and Pamela Lee Duzak as Trustees of the Residuary Trust established under Last Will and Testament of Leo Francis Duzak.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 2125 Blair Boulevard, 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, has 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 **23rd** day of **November, 2011**

Juliette H. Duzak, Trustee of the Residuary Trust established under the Last Will and Testament of Leo Frances Duzak

By: Juliette N. Duzak
Juliette H. Duzak, Trustee

Pamela Lee Duzak, Trustees of the Residuary Trust established under the Last Will and Testament of Leo Francis Duzak

By: Pamela Lee Duzak
Pamela Lee Duzak, Trustee

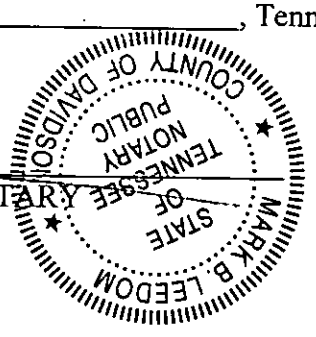
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Juliette H. Duzak, whom I am personally acquainted and who upon his/her/their oath acknowledged herself to be the Trustee of the Residuary Trust established under the Last Will and Testament of Leo Francis Duzak and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Residuary Trust established under the Last Will and Testament of Leo Francis Duzak.

WITNESS my hand and official seal at Davidson, Tennessee, this 23rd day of November 2011.

NOTARY



My commission expires: 9/8/13

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Pamela Lee. Duzak, whom I am personally acquainted and who upon his/her/their oath acknowledged herself to be the Trustee of the Residuary Trust established under the Last Will and Testament of Leo Francis Duzak and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Residuary Trust established under the Last Will and Testament of Leo Francis Duzak.

WITNESS my hand and official seal at Davidson, Tennessee, this 23rd day of November 2011.

NOTARY

My Commission expires: 9/8/13

COUNTY OF DAVIDSON ★ MARK B. LEEDOM ★ STATE OF TENNESSEE NOTARY PUBLIC