BILL GARRETT, Davidson County
Trans:T20120023175 DEEDWARR
Recvd: 03/30/12 10:36 2 pgs
Fees:13.00 Taxes:307.10
20120330-0027047

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120300119

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of MARCH, 2012

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 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
QUAN WEN 9197 Reston Ct. Brentwood, TN 37027	SAME	104-11-OA-039.00 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 TRENKMANN AND WIFE, MARY TRENKMANN

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

QUAN WEN AND YANQIN FAN

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-7, Parcel Number 39, in a horizontal property regime which is located on the plat of Villager West Condominium, 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 Trenkman and wife, Mary Trenkman, by Warranty Deed from Gregory C. Schuyler, married, dated 5/30/06 and recorded 6/7/06 in Instrument No. 20060607-0067526, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

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-7, 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 ~~29th day of MARCH, 2012.~~ MARCH 24, 2012

ERIC TRENKMANN

MARY TRENKMANN

STATE OF ~~NEW YORK~~ New Jersey
COUNTY OF ~~RICHMOND~~ Bergen (N.S.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC TRENKMANN AND WIFE, MARY 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 ~~Staten Island, New York, this 29th day of MARCH, 2012.~~ Ridgewood, New Jersey on this 24 th day of March, 2012 (N.S.)

Commission Expires: May 10, 2016

Natasha H. Sholakh
Notary Public

NATASHA H SHOLAKH
Notary Public
State of New Jersey
My Commission Expires May 10, 2016