BILL GARRETT, Davidson County
Trans:T20120030808 DEEDQC
Recvd: 04/27/12 10:16 2 pgs
Fees:12.00 Taxes:0.00
20120427-0036067

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 26 day of APRIL, 2012

NOTARY PUBLIC

My Commission Expires: 7.25.12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NEW OWNER:

Zhambala Holdings, LLC
1818 Tyne Blvd
Nashville, TN 37215

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

07303000600

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Xii Niu (correctly known as Xili Niu, misspelled Xii Niu on the previous deed) and Meili Yang, husband and wife (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Zhambala Holdings, LLC (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Being Lot No. 169 on the Plan of Section 4 of Sutherland Heights, of record in Book 2854, page 43, Register's Office for said County.

Said Lot No. 169 fronts 148.70 feet on the easterly side of McGavock Pike and runs back between lines 205 feet on the northerly line and 380.50 feet on the southerly line to a dead line in the rear on which it measures 227.8 feet.

Being the same property conveyed to Xii Niu and Meili Yang by Special Warranty Deed from The Bank of Newy York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-1 dated December 21, 2011 and recorded January 24, 2012 in Instrument No. 20120124-0006631, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantees.

This property is commonly known as 2813 McGavock Pike, Nashville, TN 37214.

IN WITNESS WHEREOF, effective this the 26 day of APRIL,

2012.

GRANTOR:

Xili Niu

Meili Yang

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY, AND NO LEGAL ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Xili Niu and Meili Yang with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 26 day of APRIL, 2012.

NOTARY PUBLIC

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7.25.12

20120109R