This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File # 2194156

WARRANTY DEED

THIS INDENTURE is made this the 27 day of September, 20 11, by Zhijie Qi and spouse, Yu Wang, First Parties, for the purpose of conveying the premises described herein to Mary T. Thomas and spouse Boby K. Thomas, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee and being Lot 15 as shown on the plan of Poplar Creek Estates, Phase Two, of record in Book 6900, Pages 339-347, amended in Book 7900, Pages 888-889, in the Register's Office for Davidson County, Tennessee, and to which specific reference is hereby made for a more particular description.

Being the same property conveyed to the party of the first part by Deed of record at Instrument Number 20080721-0074618 in the Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

The plan of record in Plat Book 6900, Pages 339-347, amended in Book 7900, Pages 888-889, which shows an Owner's Certificate, certain notes, easements and setback lines; Declaration of Covenants, Conditions and Restrictions of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33 and Book 9472, Page 824; Subdivision Restrictions, Building Lines, Easements and other matters of record in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the said First Party have hereunder set their hand and seal the day and year first above written.

Zhijie Qi
ZHIJIE QI

Yu Wang
YU WANG

BILL GARRETT, Davidson County
Trans:T20120031183 DEEDWARR
Recvd: 04/30/12 10:16 2 pgs
Fees:13.00 Taxes:777.00
20120430-0036520

STATE OF TN)

COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Zhijie Qi**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 27 day of September, 2011.

Sabrina Silverman
NOTARY PUBLIC

SABRINA SILVERMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
May 20, 2013

STATE OF TN)

COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Yu Wang** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 27 day of September, 2011.

Sabrina Silverman
NOTARY PUBLIC

SABRINA SILVERMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
May 20, 2013

STATE OF Tennessee

COUNTY OF Williamson

I, or we, 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 $210,000.00, 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 the 26 day of April, 20 12

NOTARY PUBLIC

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/06/2013

owner &
PROPERTY ADDRESS:
6520 CHESSINGTON DRIVE
NASHVILLE, TN 37221

PROPERTY OWNER/ PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Mortgage Investors Group
ADDRESS:
8320 E Walker Springs Lane, Suite 200
Knoxville, TN 37023

PARCEL ID NO: MAP 155-08-C PARCEL 15.00CO

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.