WARRANTY DEED

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khosrow Khalili	Fifth Third Mortgage Co.	
(NAME)	(NAME)	
7333 Sugarloaf Drive	5050 Kingsley Dr.	181-01-B-179.00CO
(ADDRESS)	(ADDRESS) MD 1 MOC 88	
Nashville, TN 37211	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DONGQING LI AND LIPING WANG**, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KHOSROW KHALILI AND FELORE BALOCH GORAI,** HUSBAND AND WIFE, 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 Lot No. 123 on the Plan of Section 3, Addition to Sugar Valley, as of record in Instrument No. 20050629- 0074915 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dongqing Li and Liping Wang, husband and wife by deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument 200605030051052, Register's Office for Davidson County, Tennessee, dated April 28, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 7333 Sugarloaf Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20120032009 DEEDWARR
Recvd: 05/02/12 09:51 2 pgs
Fees:13.00 Taxes:869.50
20120502-0037451

Witness our hands this 30th day of April, 2012.

Dongqing Li by Jing Hao

Dongqing Li
By: Jing Hao, his attorney in fact

Liping Wang by Jing Hao

Liping Wang
By: Jing Hao, her attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of April, 2012, before me personally appeared Jing Hao, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dongqing Li and Liping Wang, husband and wife, pursuant to a Specific Power of Attorney dated 04/04/2012 and filed of record in Instrument No. 20120502.0037450, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Dongqing Li and Liping Wang, husband and wife, as their attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public