BILL GARRETT, Davidson County
Trans:T20120035361 DEEDWARR
Recvd: 05/14/12 13:37 2 pgs
Fees:13.00 Taxes:961.63
20120514-0041485

Bk/ 36
25461

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

File No.: ALW-AV-12-5225

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Stringer and Karen G. Stringer	NEW OWNER	155-16-A/65CO
(NAME)	(NAME)	
5225 Timber Gap Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MEI-YING ZHU AND JIN LONG YANG, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN R. STRINGER AND KAREN G. STRINGER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 78 on the plan of Traceside, Section 2, of record in Book 7900, Pages 980 and 981, in the Register's Office of Davidson County, TN, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mei-Ying Zhu and Jin Long Yang, wife and husband, by Warranty Deed from Centex Real Estate Corporation, dated May 31, 1996, of record in Record Book 10079, page 547, Register's Office for Davidson County, Tennessee.

Mei-Ying Zhu executes this instrument on behalf of Jin Long Yang, pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20120514-0041484, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5225 Timber Gap Dr., Nashville, TN 37221
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 11th day of May, 2012.

Mei-Ying Zhu

Jin Long Yang by Meiying Zhu Attorney in fact

Jin Long Yang
by Mei-Ying Zhu, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mei-Ying Zhu, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of May, 2012.

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9/3/12

STATE OF Tennessee
COUNTY OF Davidson

On this the ___ day of May, 2012, before me personally appeared Mei-Ying Zhu 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 Jin Long Yang and who acknowledged she executed the same as the free act and deed of the said Jin Long Yang.

Witness my hand and official seal, this the 11 day of May, 2012.

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9/3/12

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171