WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hua Zhang Jing Hao 3708 Hilldale Drive Nashville, TN 37215	Fifth Third Mortgage Company 5001 Kingsley Dr. Cincinnati, OH 45227	11709013700

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$651,399.00**

Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 17th day of May, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hilldale Partners Two, a Tennessee general partnership, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Hua Zhang and Jing Hao, husband and wife, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of Hilldale Brownstones, a Horizontal Property Regime with private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 201108220064557, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Hillsdale Brownstones as shown as Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Hilldale Partners Two, a Tennessee general partnership by Quitclaim Deed from Hilldale Partners One, a Tennessee general partnership, recorded on the 22nd day of August 2011 in Instrument No. 20110822-0064561, in the Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3708 Hilldale Drive, Nashville, TN 37215**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20120037239 DEEDWARRSP
Recvd: 05/21/12 14:09 2 pgs
Fees:13.00 Taxes:2410.18
20120521-0043933

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **May, 2012.**

Hilldale Partners Two, a Tennessee general partnership

By: **Adam J. Epstein**
It's: **General Partner**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned of the State and County mentioned, personally appeared **Adam J. Epstein** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **General Partner** of **Hilldale Partners Two, a Tennessee general partnership,** the within named bargainor, a Tennessee General Partnership, and that such **Adam J. Epstein**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the General Partnership as **General Partner.**

Witness my hand and Seal at office on the **30th** day of **May, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Access and Utility Easement as set forth in Instrument Nos. 20110822-0064553 and 20110822-0064555.

4. Encroachment Agreement as set forth in Instrument No. 20110822-0064554.