THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jing Zhou, et. ux. 4120 Albert Drive Nashville, TN 37204	Sumner Bank + Trust 780 Browns Lane Gallatin, TN 37066	Map 104-07 Par 552

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DANIEL A. EASTERLY, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does hereby transfer and convey unto JING ZHOU and YOUMIN ZHANG, husband and wife, hereinafter referred to as 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 2B on the Zone Lot Subdivision of Gadsden Place, of record in Book 5200, Page 798, Register's Office for Davidson County, Tennessee, and as amendewd in Book 7093, Page 38, said Register's Office, being an amendment to Lots 1 and 2 of the Priscilla Tanner Subdivision, of record in Book 5190, Page 792, said Register's Office, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to DANIEL A. EASTERLY, an unmarried man, by deed from LESLIE A. NICHOLSON filed for record in Book 9688, Page 687, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 2605B Blakemore Ave., Nashville, TN 37212

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 I, the GRANTOR, covenants with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the taxable year 2012, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the GRANTEES, when due.

2. The property herein conveyed is subject to restrictive covenants of record in Book 6293, Page 591, said Register's Office, to the Master Deed and to all matters on the Plan of record.

And, I, the GRANTOR, further covenants and binds myself, my 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.

WITNESS my hand on the day and date last acknowledged below.

BILL GARRETT, Davidson County
Trans:T20120056176 DEEDWARR
Recvd: 07/31/12 12:32 2 pgs
Fees:13.00 Taxes:832.50
20120731-0067445

- Fandaroo Title
Franklin, TN

"GRANTOR"

DANIEL A. EASTERLY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL A. EASTERLY, 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, at office, this the 23rd day of July, 2012

NOTARY PUBLIC

My Commission Expires: 8/20/13

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of July, 2012

NOTARY PUBLIC

My Commision Expires: 8/20/13

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY