BILL GARRETT, Davidson County
Trans:T20120062248 DEEDWARR
Recvd: 08/21/12 08:52 2 pgs
Fees:13.00 Taxes:1202.50
20120821-0074822

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

R-SM-12-3186

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney J. Terrell	Synovus Mortgage Corporation	
3186 Parthenon Avenue, Apt I	2204 Lakeshore Drive, Suite 325	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Birmingham, AL 35209	104-02-1B-009.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JIYANG CAI AND YAN CHEN, HUSBAND AND WIFE
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COURTNEY J. TERRELL, UNMARRIED, 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 UNIT NO. I OF GRAYMONT PARK, AS SHOWN AS EXHIBIT "C" TO AMENDED MASTER DEED OF RECORD IN INSTRUMENT NO. 200609120112893, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR GRAYMONT PARK HOMEOWNER'S ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 200508030090964, INSTRUMENT NO. 200608150100321, AS AMENDED IN INSTRUMENT NO. 200609120112893, 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.

BEING THE SAME PROPERTY CONVEYED TO JIYANG CAI AND YAN CHEN, MARRIED BY DEED FROM GRAYMONT GROUP, LLC OF RECORD IN INSTRUMENT NO. 20070606-0068013, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGES 82 AND 83; INSTRUMENT NUMBER 200508030090964, INSTRUMENT NO. 200608150100321, AS AMENDED IN INSTRUMENT NO. 200609120112893; INSTRUMENT NO. 200508030090964 AND IN INSTRUMENT NO. 200608150100321; INSTRUMENT NO. 200510070121203; INSTRUMENT NO. 200507260086759; INSTRUMENT NO. 200507260086760; BOOK 555, PAGE 242, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3186 Parthenon Avenue, Apt I, Nashville, Tennessee 37203
(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 GRANTEE(S), 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 15th day of August, 2012.

Jiyang Cai by John Gleaves,
Attorney in Fact

Yan Chen by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of August, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jiyang Cai and Yan Chen and who acknowledged he/she/they executed the same as the free act and deed of the said Jiyang Cai and Yan Chen.

Witness my hand and official seal, this the 15th day of August, 2012.

Notary Public



My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903