PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120065942 DEEDWARR
Recvd: 09/04/12 10:52 2 pgs
Fees:13.00 Taxes:841.75
20120904-0079435

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51424
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeremy Garrett Kasharah Garrett 7017 Still Spring Hollow Dr. Nashville, Tennessee 37211	F+M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP-PARCEL NUMBERS: 128160A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$227,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Haiyan Jiang, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy Garrett and wife, Kasharah Garrett** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Still Spring Hollow, Section I, Phase I, of record in Book 7900, Page 135,Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Xuexian Yan and wife, Haiyan Jiang by deed from Sheron J. Freeman, dated July 23, 2002, and recorded July 25, 2002 in Instrument No. 20020725-0089373, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded May 31, 2012, Xuexian Yan conveyed his interest in subject property to Haiyan Jiang, in Instrument No 20120531-0046879, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 135, said Register's Office, which Plan shows a minimum building setback line and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7963, page 400, amended in Book 8179, Page 464, and By-laws in Book 8294, page 40, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7017 Spring Hollow Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of July, 2012.

Haiyan Jiang

State of TENNESSEE
County of DAVIDSON

On this 20th day of July, 2012 , before me the undersigned authority, personally appeared Haiyan Jiang , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $227,500.00

Affiant

Sworn and subscribed before me this the 20th day of July, 2012

My Commission Expires: 12-10-12

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY