12-1-293

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12091943

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,250.00.

Leslie M Callum
Affiant

Subscribed and sworn to before me, this 28th day of September, 2012.

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: ~~My Commission Expires October 28, 2012~~

BILL GARRETT, Davidson County
Trans:T20120073876 DEEDWARR
Recvd: 10/01/12 11:28 2 pgs
Fees:13.00 Taxes:648.43

20121001-0089090

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hanna Hadi and Zainab Abdulameer 7252 Highway 70 S #1004 Nashville TN 37221	New Owner Farmington Financial Group 2002 Richard Jones Rd. #300A Nashville. TN 37215	Tax Parcel ID No. 142-7F-42.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jian Xiong Chen and Heng Zeng, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zainab Abdulameer and Hanna Hadi, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 42 Unit No. 1004 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760 as amended in Instrument No. 20060824-0104869, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Jian Xiong Chen and Heng Zeng, husband and wife by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, recorded on the 10th day of July, 2002 in Instrument No. 20020710-0083110, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLEVUE COMMONS TOWNHOMES, as recorded in Exhibit "A" of Master Deed at Instrument No. 20000720-0071772, re-recorded at Instrument No. 20000828-0084760, amended at Instrument No. 20060824-0104869.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLEVUE COMMONS TOWNHOMES Condominium of record inInstrument No. 20000720-0071772, re-recorded at Instrument No. 20000828-0084760 , as amended by instrument(s) of record in Instrument No. 20060824-0104869; also subject to

easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Bellevue Commons Townhomes Association, Inc. recorded at Instrument Nos. 20000720-0071771, 20000915-0091868 and 20001009-0100204.

This is improved property located at 7252 Highway 70 S #1004 Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2012.

Jian Xiong Chen

Heng Zeng

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jian Xiong Chen and Heng Zeng, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2012

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014