BILL GARRETT, Davidson County
Trans:T20120075680 DEEDWARRSP
Recvd: 10/05/12 10:25 2 pgs
Fees:13.00 Taxes:129.50
20121005-0091360

RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2012.

NOTARY PUBLIC

My commission expires May 3, 2016

LISA C. ISOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zuofei Wang et ux 535 Cedar Drive Nashville, TN 37211	Same as new owner	MAP 162-09-OC-535.00-CO

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND and NO/100 ($35,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BancorpSouth Bank, a Mississippi Corporation,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **ZUOFEI WANG AND YUANFANG WANG, HUSBAND AND WOFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A located on Lot No. 44 on the Plan of Cedarwood Condominiums, Revised No. 2, Lots 15 thru 44, Section Six Cedarwood Estates, of record in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and detailed description thereof.

Being the same property conveyed to BancorpSouth Bank, by Successor Trustee's Deed from Peter Weiss, Successor Trustee, dated 4/25/2011, recorded 4/26/2011, of record in Instrument No. 20110426-0031708, in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Stephanie Reece, by Warranty Deed from Almise Derilus, dated 2/08/2007, recorded 2/14/2007, of record in Instrument No. 20070214-0018965, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Plat Book 5200, page 349; to any and all restrictive covenants and/or easements of record in the Register's Office of Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 535 Cedar Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that is has a good right to convey the same; and that the property is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties and which taxes will be the responsibility of the Grantees.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment. Property is being conveyed in "AS IS" condition.

WITNESS ITS HAND, this the 2nd day of October, 2012.

BancorpSouth Bank

BY: _____
Brad Nelson, Vice-President

BY: _____
Chris Marchetti, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 2nd day of October, 2012 within my jurisdiction, the within named Brad Nelson and Chris Marchetti who acknowledges that they are both Vice Presidents, of BancorpSouth Bank and that for and on behalf of BancorpSouth Bank, and as its act and deed in its said representative capacity they executed the above and foregoing instrument, after first having been duly authorized by said BancorpSouth so to do.

LISA C. ISOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My commission expires: Commission Expires May 3, 2016