Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120076091 DEEDWARR
Recvd: 10/08/12 10:07 3 pgs
Fees:18.00 Taxes:1217.30
20121008-0091807

ADDRESS NEW OWNER:
Shaoying Li
5148 Ravens Glen
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~Mortgagee~~
New Owner

MORTGAGEE:
SunTrust Mortgage, Inc.

MAP	172-17
GROUP	B
PARCEL	189CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James O. Ratcliffe and wife, Dorothy A. Ratcliffe,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Shaoying Li and Jianguo Li**, wife and husband, hereinafter called 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 No. 189 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development, of record in Instr. 20010313-0024087, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James O. Ratcliffe and wife, Dorothy A. Ratcliffe by deed dated April 2, 2007 from Prudential Relocation, Inc. of record in Instr. 20070530-0063773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **5148 Ravens Glen, 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 GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **5th** day of **October, 2012.**

James O. Ratcliffe

James O. Ratcliffe

Dorothy A. Ratcliffe by James O. Ratcliffe Attorney in Fact

Dorothy A. Ratcliffe, by James O. Ratcliffe, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James O. Ratcliffe**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Dorothy A. Ratcliffe and that as said Attorney in Fact he signed the name of Dorothy A. Ratcliffe as her free act and deed.

WITNESS my hand and official seal this 5th day of October, 2012.

M. L. Hickernell
NOTARY PUBLIC

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 08/19/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $329,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of October, 2012.

NOTARY PUBLIC

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013