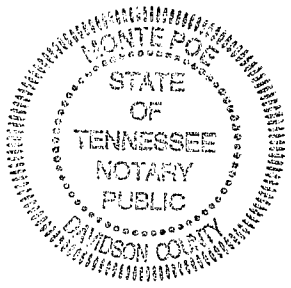
Davidson County DEEDWARR
Recvd: 10/19/12 11:18 3 pgs
Fees:18.00 Taxes:185.00
20121019-0096045

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2012

Notary Public

MY COMMISSION EXPIRES: . 9/5/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hongjun Liao and Yiqun Zhang	New Owner	142150A03100CO
(NAME)	(NAME)	
110 Bellevue Rd #31		
	(ADDRESS)	MST File No. 2012-0936
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James J. Holmes and wife, Kelly Holmes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hongjun Liao and Yiqun Zhang, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 31 of the First Revision, Bellevue Manor Condominiums, of record in Plat Book 5200, Page 231, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bellevue Manor Condominiums of record in Book 5520, Page 203, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to James J. Homes, an unmarried person, by warranty deed of J. Riley Knight, Jr. and wife, Jane S. Knight, of record in Book 8741, page 377, said Register's Office and dated 09/18/1992.

Kelly Holmes, wife, of James J. Holmes, joins in this conveyance to convey any and all interest she may have in subject to Grantors.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of the First Revision, Bellevue Manor

Condominiums of record in Plat Book 5200, Page 231, and Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Manor Condominiums of record in Book 5520, Page 203, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5520, Page 254, as amended in Instrument Number 20081217- 0120696, Register's Office for Davidson County, Tennessee. Rules and Regulations of record in Book 5520, Page 286, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 110 Bellevue Road #31, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 18TH DAY OF OCTOBER, 2012.

James J. Holmes by Michael Holmes, his attorney in fact

James J. Holmes by Michael Holmes, his attorney in fact

Kelly Holmes by Michael Holmes, her attorney in fact

Kelly Holmes by Michael Holmes, her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael Holmes, Attorney-in-Fact for James J. Holmes and wife, Kelly Holmes, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said James J. Holmes and wife, Kelly Holmes, as his/her free act and deed for the purposes therein contained, said Power of Attorney being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 18th day of October, 2012.

Notary Public

My Commission Expires: 9/5/14

(SEAL)

MONTE POE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/14/2013

