BILL GARRETT, Davidson County
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Fees:23.00 Taxes:1443.00
20121030-0099246

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

Lin Miao and Hongwei Bai
31 Sheridan Lane
Tewksbury, MD 01876

SEND TAX BILLS TO:
New Owner

Map/Parcel
92-16-E/106CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Lisa C. Shipp n/k/a Lisa Shipp Kimbrough, married, ("Grantor"), has this day bargained and sold and do hereby transfer and convey unto Lin Miao and wife, Hongwei Bai, ("Grantees"), their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> BEING all of Unit #1107, The Adelicia, a condominium horizontal property regime, according to plat and survey of same appearing of record in Instrument No. 20080529-0054570, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description.
>
> Together with Parking Space Number 173 which is assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed.
>
> BEING the same property conveyed to Lisa C. Shipp, unmarried, by deed dated October 3, 2008, of record in Instrument No. 20081003-0100780, Register's Office for Davidson County, Tennessee.

Said property is subject to the Charter of Incorporation of Adelicia Condominium Association, Inc. of record in Instrument No. 20060221-0020199; covenants, conditions, restrictions and agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Adelicia, a Condominium, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, First Amendment to amended and restated Master Deed of record in Instrument No. 20090818-0077786; Terms and limitation imposed by Tennessee Horizontal Property Act, T.C.A, Section 66-27-101, et seq; all matters appearing on the Plan of record in Book 1, page 81, Chancery Court for Nashville, Tennessee; Conservation Easement of record in Instrument No. 20071207-0141926, and all matters appearing on the Plat of record in Instrument No. 20080529-0054570; all covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record which affect the Unit, in said Register's Office for Davidson County, Tennessee.

The undersigned covenants with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same; and that the same is unencumbered.

The undersigned further covenants and binds herself, her heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantees upon delivery of this Deed.

Kevin Michael Kimbrough, spouse of Lisa C. Shipp n/k/a Lisa Shipp Kimbrough, hereby joins in this instrument for the purpose of conveying any and all marital rights he may have as the spouse of the Grantor.

WITNESS OUR HANDS on this the 26th day of October, 2012.

LISA C. SHIPP n/k/a
LISA SHIPP KIMBROUGH

KEVIN MICHAEL KIMBROUGH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, LISA C. SHIPP n/k/a LISA SHIPP KIMBROUGH , the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 26th day of October, 2012.

ROBERTA S. TATE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: 6-21-15

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, KEVIN MICHAEL KIMBROUGH, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 26th day of October, 2012.

ROBERTA S. TATE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: 6-21-15

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 29th day of October, 2012.

NOTARY PUBLIC

My commission expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014