BILL GARRETT, Davidson County
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Fees:18.00 Taxes:286.75
20121101-0100422

This document prepared by:
Allison Bourke
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.
T2L: 12-37583A

SPECIAL WARRANTY DEED

This Deed, made the 24th of October, 2012, by and between **LPP Mortgage, LTD, a Texas limited partnership**, as first party, and **Calvin Zheng and Chuchu Zhao**, husband and wife, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

Land in Davidson County, Tennessee, being Lot 186, as shown on the map entitled the Plan of Mill Park Townhomes, Phase V, a Horizontal Property Regime as set in Exhibit B of the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20050131-0011265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Gallardia Properties, LLC., a Tennessee limited liability company, by deed from Vastland Development, Inc., a Tennessee corporation, of record as Instrument No. 20061208-0152154 and corrected by Scrivener's Affidavit of record as Instrument No. 20080310-0023994, dated December 6, 2006, said Register's Office.

Municipal Address: 5170 Hickory Hollow Pkwy., Unit 129, Antioch, Tennessee 37013
Parcel Number: 163050B20700CO

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by Successor Trustee's Deed of Property from Gallardia Properties, LLC to LPP Mortgage, LTD dated May 8, 2012 and recorded May 8, 2012 as Doc #20120508-0039895, of the official records of Davidson County, Tennessee.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those

pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

LPP Mortgage, LTD

By: _____
Signature

Kent Twitchell
Its Attorney-In-Fact

_____
Print Name

STATE OF Texas

COUNTY OF Collin**, to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, Kent Twitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be attorney-in-fact (or other officer authorized to execute the instrument) of LPP Mortgage Ltd. the within named bargainor, a corporation, and that such _____ or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the ~~corporation~~ limited partnership as LPP Mortgage, LTD.

Witness my hand and seal, at office this 1 day of October, 20 12.

My commission expires: 2-1-14

_____
Notary Public

MANUEL JOE RAMOS
Notary Public, State of Texas
My Commission Expires
February 01, 2014

Property Owner & Address: Calvin Zheng and Chuchu Zhao

5120 Hickory Hollow Pkwy Unit 129
Antioch, TN 37013

Tax Parcel No.: 163050B20700CO

Mail Tax Bill to: Calvin Zheng and Chuchu Zhao
5170 Hickory Hollow Pkwy., Unit 129
Antioch, TN 37013

STATE OF TENNESSEE

COUNTY OF DAVIDSON, to wit:

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is SEVENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 ($77,500.00) DOLLARS, which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Calvin Zheng

Chuchu Zhao

SUBSCRIBED AND SWORN TO before me this 24 day of October, 2012.

My commission expires: 9-9-14

Notary Public

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
September 9, 2014