This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 116030B
PARCEL: 147.00CO

New Owners Address:
Zhengzhi Li & Ping Zhao
7808 Harpeth View Drive
Nashville, TN 37221

Send Tax Bills to:
American Internet Mortgage
4121 Camino Del Rio South
San Diego, CA 92108

BILL GARRETT, Davidson County
Trans:T20120084324 DEEDWARR
Recvd: 11/05/12 12:36 2 pgs
Fees:13.00 Taxes:369.63
20121105-0101711

WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 2012 between

Wendell F. Couts

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Zhengzhi Li and wife, Ping Zhao

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 147, in a Horizontal Property Regime located on the Plat of Royal Oaks Condominiums, as of record in Book 5200, Page 45, said Register's Office, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Wendell F. Couts, unmarried by Deed from Leo P. Sam, Jr., unmarried, dated June 4, 1984 and being of record in Book 6308, Page 647, Register's Office for Davidson County, Tennessee.

Power of Attorney for Wendell F. Couts of record in Instrument Number 20121105-0101710 **, Register's Office for Davidson County, Tennessee.**

This is (X) improved ( ) unimproved property known as: 4505 Harding Pike, #147, Nashville, TN 37205.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and

which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Attorney in Fact
Wendell F Couts by Sherry Kay Wade

Wendell F. Couts by Sherry Kay Wade,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2012, before me personally appeared Sherry Kay Wade, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wendell F. Couts, and who acknowledged that she executed the same as the free act and deed of Wendell F. Couts.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 1st day of November, 2012.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $99,900.00.

Sherry Kay Wade
Affiant

Sworn to and subscribed before me, this 1st day of November, 2012.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15