WARRANTY DEED



STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/16/13

(AFFIX SEAL)

R-RME-12-202

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shilin Yang	New Owner	
202 Fairmont Court (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-06-0-M-00-2.00C0CT

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BILLIE K. PATTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHILIN YANG AND WEN HU, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A-2 ON THE PLAN OF A RESUBDIVISION OF LOT 1 OF FAIRMONT SQUARE II SUBDIVISION OF RECORD IN BOOK 6250, PAGE 825, AMENDED IN BOOK 6900, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF FAIRMONT COURT CONDOMINIUM ASSOCIATION, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 6686, PAGE 708, AMENDED IN BOOK 6712, PAGE 125, BOOK 6774, PAGE 221, REVISED IN BOOK 6823, PAGE 962, AND MODIFIED IN BOOK 6893. PAGE 62, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO BILLIE K. PATTON, UNMARRIED BY DEED FROM SAMIR A. MELKI, MARRIED AND IBRAHIM A. MELKI, UNMARRIED OF RECORD IN BOOK 9793, PAGE 521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 11, 1995, AND RECORDED SEPTEMBER 13, 1995.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 825, AMENDED IN BOOK 6900, PAGE 98; BOOK 7051, PAGE 572 AMENDED IN BOOK 9850, PAGE 210; BOOK 7078, PAGE 447; BOOK 6686, PAGE 708, AMENDED IN BOOK 6712,PAGE 125, BOOK 6774, PAGE 221, REVISED IN BOOK 6823, PAGE 962, MODIFIED IN BOOK 6893, PAGE 62; BOOK 6686, PAGE 738, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 202 Fairmont Court, Nashville, Tennessee 37203

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120084906 DEEDWARR
Recvd: 11/06/12 13:31 2 pgs
Fees:13.00 Taxes:821.40

20121106-0102484

Witness my/our hand(s) this 1st day of November, 2012.

Billie K. Patton

STATE OF Tennessee
COUNTY OF Davidson

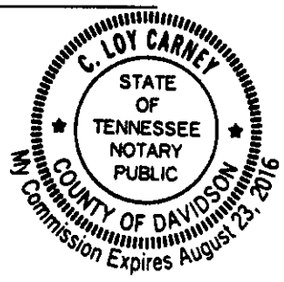
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie K. Patton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2012.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903