BILL GARRETT, Davidson County
Trans:T20120086396 DEEDWARR
Recvd: 11/13/12 11:17 2 pgs
Fees:13.00 Taxes:758.50
20121113-0104249

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/8/2015

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jiqing Sai and Bangchi Shi	United Wholesale Mortgage	11809002000
(NAME)	(NAME)	
1127 Clifton Lane	555 South Adams Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, MI 48009	
(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,

JIANG LI AND XIAOHUA WU, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JIQING SAI AND BANGCHI SHI, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot No. 4-A, on the Plan of Zone Lot Division of Lots 2, 3, 4, 5 & 7, Grandclift Subdivision, of record in Book 6250, page 305, amending Book 6200, page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jiang Li and Xiaohua Wu, husband and wife, by deed from Anna E. Bellos, a single person, recorded on December 2, 2004, in Instrument No. 20041202-0143414, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved X property, known as 1127 Clifton Lane, Nashville, TN 37204 (unimproved)

(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 10 day of Oct, 2012.

Jiang Li

Xiaohua Wu

STATE OF NY

COUNTY OF MONROE

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

Witness my hand and official seal at on this 10 day of OCT, 2012.

Commission expires: SUSAN J. LANE Notary Public, State of NY Monroe County Comm. Exp.: 5/31/2015

Susan J Lane
Notary Public

STATE OF NY

COUNTY OF MONROE

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

Witness my hand and official seal at on this 10 day of OCT, 2012.

Commission expires: SUSAN J. LANE Notary Public, State of NY Monroe County Comm. Exp.: 5/31/2015

Susan J Lane
Notary Public

Map – Parcel Numbers: 11809002000
Property Address: 1127 Clifton Lane, Nashville, TN 37204