THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20120093569 DEEDWARR Recvd: 12/06/12 16:03 2 pgs Fees:13.00 Taxes:222.00 20121206-0112744	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $60,000.00 Affiant Subscribed and sworn to before me this 30th day of November, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Zhao and Yingchun Yu 810 Bellevue Road, Unit 303 Nashville, TN 37221	Send Tax Bills To: 804 Magnolia Ct. E. Nashville, TN 37221	Tax Information: Tax Parcel ID No. 142-06-0B-303.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony Faulk and Suzanne Spooner a/k/a Suzanne Spooner-Faulk, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Zhao Yu and Yingchun Yu, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 303, Building 57, and Garage No. 2, as shown on the map entitled "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SUZANNE W. SPOONER AND ANTHONY R. FAULK, BOTH SINGLE, by deed from CENDANT MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION, of record as Instrument No. 20030730-0107811, dated July 22, 2003, said Register's Office.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record as Plat Book 4675, page 128-130, said Register's Office.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

This is improved property located at 810 Bellevue Road, Apt 303, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of November, 2012.

Anthony Faulk

Suzanne Spooner a/k/a Suzanne Spooner-Faulk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Anthony Faulk and Suzanne Spooner a/k/a Suzanne Spooner-Faulk, husband and wife,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of November, 2012.

Notary Public
My Commission Expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014