THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00. + Huan Tao Affiant
BILL GARRETT, Davidson County Trans:T20130000630 DEEDWARR Recvd: 01/03/13 11:00 2 pgs Fees:13.00 Taxes:455.10 20130103-0000748	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2012 Notary Public MY COMMISSION EXPIRES: 1-4-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huan Tao	SunTrust Mortgage, Inc.	MAP 91-6-E
~~6018 Morrow Road~~ 751 23rd St.	901 Sommes Ave	PARCEL 2
Nashville, TN 37209	Richmond, VA 23227	
(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, **First Federal Bank**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Huan Tao and wife, Jian Wang**

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 Unit B on the Plan of Morrow Road Townhomes I, as shown on the Plat recorded as "EXHIBIT C" to Instrument 20080806-0081075, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being part of the same property conveyed to First Federal Bank by Trustee's Deed dated November 30, 2009 and recorded as Instrument number 20091207-0111747, said Register's Office.

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 property known as **6018 Morrow Road, Nashville, TN 37209.**

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 hand this the 31st day of December, 2012.

First Federal Bank

BY: Anthony T. [illegible]

ITS: President & C.E.O

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, a Notary Public in and for said State and County, personally appeared Anthony T. Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President & CEO of the maker, **First Federal Bank**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 31st day of December, 2012.

My Commission expires 7/20/2016

Jeannie Christy
Notary Public

