THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12122640

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $189,000.00.

Affiant

Subscribed and sworn to before me, this15th day of January, 2013.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130004550 DEEDWARR
Recvd: 01/16/13 14:17 2 pgs
Fees:13.00 Taxes:699.30
20130116-0005334

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jinming Yang and Jiali Zhao 2820 Westwood Ave Nashville TN 37212	New Owner	Tax Parcel ID No. 104140A01000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Mark Hall, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jinming Yang and wife, Jiali Zhao** ("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. 2840, together with the appurtenant interest in the common elements of Westbrooke Condominium, a horizontal property regime established by Master Deed, of record in Book 7341, Page 459, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed. Said Unit 2840 is also designated as Unit 2820 on Exhibit "A-1" to the Master Deed.

Being the same property conveyed to Pamela Mark Hall, unmarried by Warranty Deed from Theodore M. Borodofsky, married, recorded on the 14th day of August, 2001 in Instrument No. 20010814-0087652, in the Register's Office of Davidson County, Tennessee.

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.

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

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Homeowners Association recorded in Book 7348, Page 191 and Book 7928, Page 835. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTBROOKE Condominium of record in Book 7341, Page 459, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Utilities, recorded in Book 4758, Page 442.

Easement for Storm Sewers, recorded in Book 1449, Page 47.

Deed of Merger and Termination recorded in Book 7341, Page 456.

This is improved property located at 2820 Westwood Ave Nashville TN 37212.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 15th day of January, 2013.

Pamela Mark Hall

Pamela Mark Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Mark Hall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2013.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014