This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130004559 DEEDWARR
Recvd: 01/16/13 14:26 3 pgs
Fees:18.00 Taxes:828.80
20130116-0005343

ADDRESS NEW OWNER:
Wen Wei Yan
152 Jefferson Square
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
United Wholesale Mtg
5333 Adams Rd
Bloomfield, MI 48009

MAP	**131-5**
GROUP	**A**
PARCEL	**152.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph M. Boyd, Jr. and wife, Mary O. Boyd,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Wen Wei Yan and Yun Ma, 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 Unit No. 152 on the Plan of Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, of record in Plat Book 4675, page 12, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Joseph M. Boyd, Jr. and wife, Mary O. Boyd by deed dated April 23, 1993 from David W. Rechter and Suzanne T. Schriver, husband and wife of record in Book 8926, page 465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **152 Jefferson Square, Nashville, Tennessee 37215.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **11th** day of **January, 2013.**

Joseph M. Boyd, Jr.

Mary O. Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph M. Boyd, Jr. and wife, Mary O. Boyd**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of January, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $224,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of January, 2013.

NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/13