BILL GARRETT, Davidson County
Trans:T20130017268 DEEDWARR
Recvd: 03/01/13 14:00 2 pgs
Fees:13.00 Taxes:499.50
20130301-0020901

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-4495

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bin Liu Jian Li 710 Huntington Parkway Nashville, TN 37211	NEW OWNER	16106007400

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2013.

Notary Public

My Commission Expires: 4/16/13
(Affix Seal)

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Mohammed Al-Badran, and wife, Naglaa S. Shayim and Aqeel M. Al Butabiq,and wife, Kawther Muhalhal Alkelefi, as joint tenants with the right of survivorship, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Bin Liu and Jian Li, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 45 as shown on the Plan of Section One, Huntington Park, of record in Plat Book 417, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Mohammed Al-Badran and wife, Naglaa S. Shalyim and Aqeel M. Al Butabiq, unmarried, all as joint tenants with the right of survivorship, by Warranty Deed from Mahdi H. Ali and Akram Amedi, dated February 19, 2002, of record in Instrument No. 20020306-028277, Register's Office for Davidson County, Tennessee.

Kawther Muhalhal Alkelefi joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is Improved property located at: **710 Huntington Parkway, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the

same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **February, 2013.**

GRANTOR(S)

Aqeel M. Al Butabiq

Mohammed Al-Badran

Naglaa S. Shayim

Kawther Muhalhal Alkelefi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Aqeel M. Al Butabiq, Mohammed Al-Badran and Naglaa S. Shayim, and Kawther Muhalhal Alkelefi** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **19th** day of **February, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY