PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County
Trans:T20130022702 DEEDWARR
Recvd: 03/20/13 10:19 2 pgs
Fees:13.00 Taxes:1202.50
20130320-0027557

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52335
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Zeqiang Ma Yang Wang 1033 St. Andrews Place Nashville, Tennessee 37204	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 132010A00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ramon Nelson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zeqiang Ma and spouse, Yang Wang** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of St. Andrews P{lace, a Planned Unit Development of record in Book 6250, page 909, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ramon Nelson and wife, Lorene M. Nelson by Warranty Deed from Joan N. Yarborough and husband, James R. Yarborough, dated March 22, 2002 of record in March 26, 2002 of record in Doc. No. 20020326-0036495, Register's Office for Davidson County, Tennessee. The said Lorene M. Nelson has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 909, said Register's Office, which Plan shows a 20 foot minimum building setback line from St. Andrews Place, and 5 foot easement for public utility purposes along the easterly and westerly side lines of said lot. And a 2.5 x 25 foot utility anchor easement located on the north westerly front corner of said lot with a fire hydrant lying therein. And a 20 foot easement for landscaping along the rear line of said lot. Easement for sanitary sewers and/or storm drainage, water mains , pumps and appurtenances and force main to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. No. 20061127-0145857, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6856, page 843, Book 7085, page 528, Doc. 20120531-0047004, Doc. No 20120531-0047005, Restrictive Covenants of record in Book 6658, page 135, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1033 Saint Andrews Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2013.

Ramon Nelson

State of TENNESSEE
County of DAVIDSON

On this 15th day of March, 2013 , before me the undersigned authority, personally appeared Ramon Nelson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 15th day of March, 2013

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public