BILL GARRETT, Davidson County
Trans:T20130030292 DEEDWARR
Recvd: 04/12/13 15:34 2 pgs
Fees:13.00 Taxes:1165.50
20130412-0036693

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

26B
File #13-1023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clayton T. King, and wife, Karen B. King,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Xili Niu, and wife, Meili Yang,** 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. 128 on the Plan of Burton Hills, Village of Huntington, Tract 10, a Planned Unit Development, as of record in Plat Book 6250, page 612, as amended in Book 6637, page 717, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clayton T. King and wife Karen B. King, by deed from R. Charles Hamlett, dated June 28, 2000 of record as Instrument No. 20000802-0076628, register's office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 903 Huntington Circle, Nashville TN, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 28th day of March, 2013.

Clayton T. King
Clayton T. King

Karen B. King
Karen B. King

State of Tennessee)
County of Davidson)

On this 28th day of March, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Clayton T. King and Karen B. King, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 315,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of March, 2013.

Notary Public

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

NEW OWNER:
Xili Niu
903 Huntington Circle
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
131-06-0-16Co