PREPARED BY (AND RETURN TO):

Davidson County DEEDWARR
Recvd: 04/16/13 11:10 3 pgs
Fees:18.00 Taxes:980.50
20130416-0037722

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52454
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nathan A. Tucker Emily J. Tucker 7248 River Bend Rd. Nashville, TN 37221	First Community Mortgage, Inc. 275 Robert Rose Dr. Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 141-12-C-24CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Dechao Zheng and wife, Guihua Liao, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Nathan A. Tucker and Emily J. Tucker, husband and wife, 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. 24 on the Plan of River Bend, of record in Book 6900, Pages 504 and 505, corrected by Surveyor's Instrument of Correction in Book 7465, Page 833, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dechao Zheng and wife, Guihua Liao by deed from Timothy M. Rogers, dated December 30, 1996, recorded December 31, 1996 in Book 10305, Page 745, Register's Office for Davidson County, Tennessee.

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 Plat Book 6900, Pages 504 and 505, corrected by Surveyor's Instrument of Correction in Book 7465, Page 833, said Register's Office, to which plan reference is hereby made. The Declaration of Covenants, Conditions and Restrictions of record in Book 7112, page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15, Book 7549, page 893, and By-laws of record in Book 7347, page 43 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: 7248 River Bend Road, Nashville, Tennessee 37221

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 12th day of April, 2013.

Dechao Zheng

Guihua Liao

State of TENNESSEE
County of ~~DAVIDSON~~ WILLIAMSON

On this 12th day of April, 2013 , before me the undersigned authority, personally appeared Dechao Zheng and Guihua Liao , 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: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Sworn and subscribed before me this the 12th day of April, 2013

Notary Public

My Commission Expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

Amy Cross Nance
State of Tennessee Notary Public
Williamson County