BILL GARRETT, Davidson County
Trans:T20130033802 DEEDWARR
Recvd: 04/25/13 08:25 2 pgs
Fees:13.00 Taxes:661.93
20130425-0040905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 178,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2013.

Notary Public

My commission expires: 3-01-16

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
YI SUN **MAN LI**	**F&M BANK**	**97-2-A-95.CO**
1075 RIVERWOOD VILLAGE BLVD	**50 FRANKLIN STREET**	
HERMITAGE, TN 37076	**CLARKSVILLE,TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

WILLIAM HAIRSTON and DEADRA HAIRSTON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YI SUN and wife WIFE, MAN LI

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 Lot No. 95 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No 20080723-0075577 and in Instrument Number 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description. The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-0059689 in said Register's Office.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM HAIRSTON AND DEADRA HAIRSTON BY WARRANTY DEED FROM BEAZER HOMES, CORP. DATED 10/03/2011 RECORDED ON 10/10/2011 IN INSTRUMENT NO. 20111010-0078470 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP. BY QUITCLAIM DEED FROM BROWN'S FARM, A TENNESSEE GENERAL PARTNERSHIP AND CHRIS PARDUE, AN INDIVIDUAL DATED 12/16/2005 RECORDED ON 12/19/2005 IN INSTRUMENT NO. 20051219-0152200 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1075 RIVERWOOD VILLAGE BLVD, HERMITAGE, TN 37076.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand(s) this 23rd day of April, 2013.

William Hairston
WILLIAM HAIRSTON

Deadra Hairston
DEADRA HAIRSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM HAIRSTON and DEADRA HAIRSTON, HUSBAND AND WIFE, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY