WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-FSBO-13-2134-E1

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meiying Zhu	NEW OWNER (NAME)	
2134 Fairfax Ave., Apt. E1 (ADDRESS)	603 FIREFOX DRIVE (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	104-11-0A-065.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHAEL G. DIEHL AND WIFE, LISA Y. ERVE DIEHL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEIYING ZHU AND HUSBAND, JINLONG YANG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. E-1 (PARCEL NO. 65) ON THE PLAN OF VILLAGER WEST CONDOMINIUMS, AS OF RECORD IN BOOK 5210, PAGE 174, AND AS DESCRIBED IN THE MASTER DEED AS OF RECORD AT BOOK 5452, PAGE 419, BOTH OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT AND THE CONVEYANCE HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL G. DIEHL AND WIFE, LISA Y. ERVE DIEHL BY QUITCLAIM DEED FROM LISA Y. ERVE, AN UNMARRIED PERSON OF RECORD IN BOOK 11086, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 1998 RECORDED ON AUGUST 28, 1998.

BEING THE SAME PROPERTY CONVEYED TO LISA Y. ERVE BY DEED FROM REBECCA SUE KING, AN UNMARRIED PERSON OF RECORD IN BOOK 9929, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 26, 1996 RECORDED ON JANUARY 29, 1996.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5210, PAGE 174; BOOK 5452, PAGE 419; BOOK 5452, PAGE 460; BOOK 5450, PAGE 740, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2134 Fairfax Ave., Apt. E1, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130045986 DEEDWARR
Recvd: 06/03/13 14:24 2 pgs
Fees:13.00 Taxes:333.00

20130603-0055717

Witness my/our hand(s) this 30th day of May, 2013.

Michael G. Diehl by Laura Mitchell,
Attorney in Fact

Lisa Y. Erve Diehl by Laura Mitchell,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared LAURA MITCHELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL G. DIEHL AND LISA Y. ERVE DIEHL and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL G. DIEHL AND LISA Y. ERVE DIEHL.

Witness my hand and official seal, this the 30th day of May, 2013.

Notary Public
My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903