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BILL GARRETT, Davidson County
Trans:T20130047170 DEEDWARR
Recvd: 06/06/13 08:58 2 pgs
Fees:13.00 Taxes:525.40

20130606-0057360

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

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THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $142,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2013. Notary Public My Commission Expires:

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 03-08-2016

Address New Owner As Follows: Zhengzhi Li and Ping Zhao 2116 Hobbs Road, #D1 Nashville, TN 37215	Send Tax Bills To: NYCB Mortgage Co., LLC 1801 East Ninth St., #200 Cleveland, OH 44114	Map-Parcel Number 131-02-0A-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA D. BOLTON, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ZHENGZHI LI AND WIFE, PING ZHAO**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-1, on the plan of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa D. Bolton, unmarried, by deed dated January 18, 2000, from Margaret C. Estill, unmarried, of record in Instrument No. 200001210007221, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Hobbs House Condominiums, of record in Book 5289, page 515, as amended in Book 5292, page 958; Book 5293, page 612 and Book 7802, page 299, and By-Laws of record in Book 5289, page 558, as amended in Book 6822, page 893; Book 7824, page 974 and Charter of record in Book 5296, page 689, Register's Office for said County.

3. Matters shown on the Plan of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as: 2116 Hobbs Road, #D1, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this _____ day of June, 2013.

Lisa D. Bolton by Amy P. Blackman, her Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20130606005735 9, RODCT.

State of Tennessee
County of Davidson

On this 3rd day of June, 2013, personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Amy P. Blackman, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of Lisa D. Bolton and who acknowledged that he executed the same as the free act and deed of Lisa D. Bolton.

Witness my hand and official seal this 3rd day of June, 2013.

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016