Return to:
Touchstone Title & Escrow, LLC
318 Seaboard Lane #114
Franklin, TN 37067

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 27, 2015 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $169,000.00 Affiant Subscribed and sworn to before me, this 7th day of June, 2013. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/07/13 15:40 3 pgs
Fees:18.00 Taxes:625.30
20130607-0058346

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Congzhong Zhan	United Wholesale Mtg.	**Map\Parcel: 171-02-0-A-087.00CO**
251 Glenstone Circle	1414 E Maple Rd	
Brentwood, TN 37027	Troy, MI 48083	

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, I/WE,

Daniel T. Heard and Jamie Lynn Heard, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Congzhong Zhan, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, TN, described as Unit No. 87 of Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Brentwood, TN, as shown on the plat of Phase 3B. Brentwood Villa, Condominium Apartments, recorded in Plat Book 6900, page 4 as amended in Plat Book 6900, page 329, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730. Book 7143, page 18, Book 7266, page 84, Book 7423, page 574 and Instrument No. 20071022-0124551, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa Condominium Apartments contained in the Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574 and Instrument No. 20071022-0124551, and By-Laws recorded in Book 6923, page 986 as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jamie Lynn Cooney, unmarried, and Daniel T. Heard, unmarried, by Warranty Deed, from Jennifer Elizabeth Edwards, an unmarried person, of record in Instrument No. 20080418-0039677, Dated April 11, 2008. Jamie Lynn Cooney, now Heard and Daniel T. Heard, by Strawman Quitclaim Deed conveyed said property to Russell J. McCann, Trustee, and by same Strawman Quitclaim Deed, for the express purpose of making a re-conveyance in order to create a tenancy by the entirety, Russell J. McCann, Trustee, reconveyed said property to Daniel T. Heard and Jamie Lynn Heard, husband and wife, of record in Instrument No. 20090717-0067355, Dated June 30, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 6900, page 329, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book 6900, page 4, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 5155, page 164, Book 8127, page 802, Book 8127, page 782 and Book 8128, page 17, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6385, page 814, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 6936, page 895, amended in Book 7998, page 249 and Book 8267, page 270, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 8127, page 666, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6923, page 986, amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 251 Glenstone Circle, Brentwood, TN 37027.

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 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 except as 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 7th day of June, 2013.

Daniel T. Heard

Jamie Lynn Heard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Daniel T. Heard and Jamie Lynn Heard, husband and wife , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2013.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **130303DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Kim Hollingshead, *do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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, Angela G. Batson, *a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

