Return to: John T. Cook, P.C.
Box 14
File #24996-2

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130048013 DEEDWARR Recvd: 06/10/13 09:01 2 pgs Fees:13.00 Taxes:1961.00 20130610-0058423	The actual consideration or value, whichever is greater, for this transfer is **$530,000.00.** Affiant Subscribed and sworn to before me, this the 7th day of June, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rui Li	**Total Mortgage Services, LLC**	**Map 104-11-0, Parcel 070-00**
2615 Acklen Avenue	**326 West Main Street, Suite 105**	
Nashville, TN 37212	**Milford, CT 06460**	

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

Shin Yamazaki and spouse, Nobuko Yamazaki

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

Rui Li and Nian Kang, husband and wife

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. 57 on the Plan of Stokes and Marshall's Subdivision, as of record in Book 332, Page 105, revised in Book 332, Page 106, Register's Office for Davidson County, Tennessee.

SAID Lot No. 57 fronts 50 feet on the southerly margin of Acklen Avenue, formerly known as Marshall Avenue, and extends back 165.5 feet on the easterly line and 166 feet on the westerly line to an alley measuring 50 feet thereon.

BEING the same property conveyed to Shin Yamazaki and spouse, Nobuko Yamazaki, by Warranty Deed dated September 13, 2002, from James Thomas Laney, Jr., and spouse, Robin Drew J. Laney, of record in Instrument No. 20020930-0118566, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 332, Page 105, revised in Book 332, Page 106, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (__X__) Unimproved (____) property, known as **2615 Acklen Avenue, Nashville, TN 37212**

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, 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 **7th** day of **June, 2013.**

Shin Yamazaki

Nobuko Yamazaki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shin Yamazaki and Nobuko Yamazaki,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **June, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17