File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-SR-13-2832

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tianxiang Tu	Avenue Bank	
(NAME)	(NAME)	
2832 Westwood Avenue	3823 Cleghorn Ave.	104-14-0A-004.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we FRANK S. DETILLIO AND JERI J. DETILLIO, AS TRUSTEES OF THE DETILLIO FAMILY TRUST, DATED MAY 1, 2006, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIANXIANG TU AND WIFE, YANHUA XIONG, 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. 2832, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WESTBROOKE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7341, PAGE 459 , IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT A-2 TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO FRANK DETILLIO, MARRIED BY DEED FROM DAN O. HESTER, UNMARRIED OF RECORD AT INSTRUMENT NO. 20021211-0152897, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 6, 2002 AND RECORDED ON DECEMBER 11, 2002. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO FRANK S. DETILLIO AND JERI J. DETILLIO, AS TRUSTEES OF THE DETILLIO FAMILY TRUST, DATED MAY 1, 2006 BY DEED FROM FRANK DETILLIO, A MARRIED MAN OF RECORD AT INSTRUMENT NO. 20060905-0109606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 3, 2006 AND RECORDED ON SEPTEMBER 5, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 7341, PAGE 459; BOOK 4758, PAGE 442; BOOK 1449, PAGE 47; BOOK 7348, PAGE 191 AND BOOK 7928, PAGE 835; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20130056931 DEEDWARR
Recvd: 07/03/13 14:12 2 pgs
Fees:13.00 Taxes:765.90
20130703-0069194

This is
( ) unimproved
(X) improved
property known as 2832 Westwood Avenue 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.

Witness my/our hand(s) this 2nd day of July, 2013.

The DeTillio Family Trust, dated May 1, 2006

Frank S. DeTillio, Trustee

Jeri J. DeTillio, Trustee

STATE OF FLORIDA
COUNTY OF PINELLAS

On this the 2nd day of July, 2013, before me personally appeared Frank S. DeTillio and Jeri J. DeTillio, Trustees of the Frank S. DeTillio and Jeri J. DeTillio, as Trustees of The DeTillio Family Trust, dated May 1, 2006 , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd day of July, 2013.

NOTARY PUBLIC STATE OF FLORIDA
WAYNE WANSHEK
MY COMMISSION # EE 185514
EXPIRES: April 14, 2016
Bonded Thru Budget Notary Services

Notary Public

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212