BILL GARRETT, Davidson County
Trans: T20130063126 DEEDWARR
Recvd: 07/24/13 14:10 2 pgs
Fees: 13.00 Taxes: 387.95

20130724-0076611

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

File No.: ALW-13-3901-23

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zhipeng Cao	New Owner	103-16-E-23.00 CO
(NAME)	(NAME)	
3901 Whitland Avenue Apt. 23		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RONALD D. RUNYEON AND WIFE, LINDA SUE SIMMONS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ZHIPENG CAO, A MARRIED MAN**, 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 23, WHITLAND PLACE CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 597, as established under Master Deed of record in Book 6131, Page 722, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ronald D. Runyeon and Linda Sue Simmons, husband and wife by Warranty Deed from Jane M. Garrett, a single person, dated December 19, 2003, of record in Instrument No. 20031230-0184047, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3901 Whitland Avenue Apt. 23, Nashville, TN 37205
(House Number) (Street) (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 GRANTEES, 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 23rd day of July, 2013.

Ronald D. Runyeon by AHE
Ronald D. Runyeon
by Amy L. Wood, Attorney in Fact

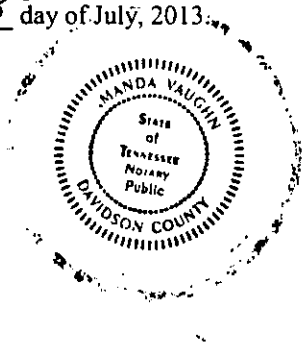
Linda Sue Simmons by AHE
Linda Sue Simmons
by Amy L. Wood, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of July, 2013, before me personally appeared Amy L. Wood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald D. Runyeon and Linda Sue Simmons and who acknowledged she executed the same as the free act and deed of the said Ronald D. Runyeon and Linda Sue Simmons.

Witness my hand and official seal, this the 23rd day of July, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171