PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*

104 Woodmont Blvd., Suite 100

*Nashville, Tennessee 37205*

*Phone (615) 298-3312 - Fax 292-8746*



BILL GARRETT, Davidson County
Trans:T20130063174 DEEDWARR
Recvd: 07/24/13 14:58 3 pgs
Fees:18.00 Taxes:2216.30
20130724-0076683



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref: DM Title No: 52725

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Aidong Qi<br>Hong Shi<br>4 Peach Blossom Square<br>Nashville, Tennessee 27205 | SAME |

**TAX MAP-PARCEL NUMBERS:** 10413025100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$599,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cheryl Glass Smith, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aidong Qi and Hong Shi, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Second Revision, Peach Blossom Square of record in Book 4300, page 18. Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl Glass Smith, married by Warranty deed from Thomas E. Williams and wife, Pat L. Williams; Dated June 14, 2000 and recorded on June 19, 2000 of record in Doc No 200006190060600 Register's Office for Davidson County, Tennessee. Cheryl Glass Smith and Cheryl G. Smith are one and the same person.

Wayne T. Smith joins in this conveyance solely to convey any and all marital interest he may have in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4300 Page 18, said Register's Office, which Plan shows a 30 foot minimum building setback line from Peach Blossom Square.

This instrument is executed on behalf of Cheryl G. Smith by Suzanne Lewter pursuant to a Power of Attorney executed by her on the 2nd day of July, 2013, of record in Instrument No. 20130724007 6681 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of Wayne Smith by Suzanne Lewter pursuant to a Power of Attorney executed by him on the 17th day of July, 2013, of record in Instrument No. 20130724007 6682 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

**This is improved property, known as: 4 Peach Blossom Square, Nashville, Tennessee 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 23rd day of July, 2013 .

Cheryl Glass Smith by Suzanne Lewter Attorney-In-Fact

**Cheryl Glass Smith by Suzanne Lewter**
**Attorney-In-Fact**

Wayne Smith by Suzanne Lewter Atty-in-Fact

**Wayne Smith by Suzanne Lewter, Attorney-In-Fact**

**State of** TENNESSEE
**County of** DAVIDSON

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $599,000.00

Affiant

Sworn and subscribed before me this 23rd day of July, 2013

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Suzanne Lewter** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Cheryl Glass Smith and Wayne Smith** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

## EXHIBIT "A"

**To**
**Warranty Deed**

**FROM: Cheryl Glass Smith, married**

**TO: Aidong Qi and Hong Shi, husband and wife**

State of Tennessee
County of Davidson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

**Suzanne Lewter, Affiant**

Sworn to and subscribed before me this 23rd day of July, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015