BILL GARRETT, Davidson County
Trans:T20130067103 DEEDWARR
Recvd: 08/05/13 15:26 2 pgs
Fees:13.00 Taxes:375.55

20130805-0081890

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0769

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of July, 2013

Notary Public
Commission Expires: 3/24/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jiong Shi 2134 Fairfax Avenue #A5 Nashville, TN 37212	Renasant Bank 2200 Abbott Martin Road, Ste 103 Nashville, TN 37215	104110A-005.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Adam J. Smile and wife, Irina Smile

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jiong Shi and Guangyn Gu, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-5 (Parcel No. 5) of Villager West Conduminium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the of record in Book 5210, page 174, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided in the general limited common elements of the Condominium.

Being the same property conveyed to Adam J. Smile and Irina Smile, husband and wife, by Warranty Deed from Russell T. Wingo Jr. and spouse, Debbie Wingo, dated 08/13/2009 and recorded 08/21/2009 of record in Instrument No. 20090821-0078804, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2134 Fairfax Avenue #A5, 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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30 day of July, 2103.

Adam J. Smile

Irina Smile

STATE OF New Jersey
COUNTY OF Hudson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adam J. Smile and wife, Irina Smile** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 10 Bank, Hoboken NJ, Tennessee this 31st day of July, 2103.

Carlos Veron
Notary Public
My Commission Expires: 2-1-16

(Notary Seal)

CARLOS VERON
Notary Public
State of New Jersey
My Commission Expires Feb 1, 2016

