THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31391-08-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $97,000.00. Affiant Subscribed and sworn to before me this 30th day of August, 2013. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Guangyu Gu, Jiong Shi 1915 Lone Oak Circle Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 110 A 07600 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph W. Gibbs, Executor of the Estate of Mark Howard Anderson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guangyu Gu and wife, Jiong Shi** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2134 Fairfax Avenue, E12, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto. The warranties contained herein are limited to the assets of the Estate of Mark Howard Anderson and shall impose no liability on Joseph W. Gibbs, as Executor of said Estate.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130076844 DEEDWARR
Recvd: 09/05/13 10:17 3 pgs
Fees:18.00 Taxes:358.90
20130905-0093666

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2013.

Joseph W. Gibbs, Executor

Joseph W. Gibbs, Executor of the Estate
of Mark Howard Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph W. Gibbs, Executor of the Estate of Mark Howard Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 30th day of August, 2013.

Notary Public for the State of Tennessee

My Commission Expires: 12/6/2016

MARY M. BROWN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires DEC. 6, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. E-12, Parcel 76, on the Plan of Villager West Condominium Apartments, as of record in Plat Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, page 419, said Register's Office..

Being the same property conveyed to Mark H. Anderson by deed dated July 31, 1980, from Andrews Properties, Inc., and Cherokee Properties, Inc., of record in Book 5631, page 608, Register's Office for Davidson County, Tennessee. Mark H. Anderson died on August 2, 2012. Under the terms of his will, of record in Docket No. 12P1258, Davidson County Probate Court Clerk's Office, real property owned by the decedent at the time of his death was to be deemed part of his probate estate to be administered by his executor. Letters Testamentary were issued to Joseph W. Gibbs. Mark H. Anderson and Mark Howard Anderson are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Charter of Incorporation of Villager West Homeowners Association, Inc., of record in Book 5450, page 740, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Villager West Condominium, of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5210, page 174, Register's Office for Davidson County, Tennessee.