BILL GARRETT, Davidson County
Trans:T20130077002 DEEDWARR
Recvd: 09/05/13 12:50 2 pgs
Fees:13.00 Taxes:1110.00

20130905-0093852

WARRANTY DEED

TAMMY MOAT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

ZR13-1116

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosemary J. Hunter	Academy Mortgage (NAME)	
1116 Hunters Bow Circle (ADDRESS)	1220 E 7800 South (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Sandy UT 84094 (CITY) (STATE) (ZIP)	172-14A-029.00CO

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 DAOQI ZHANG AND WIFE, TONG-RONG ZHOU, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROSEMARY J. HUNTER AND GEORGE D. KELLEY, HUSBAND AND WIFE,, 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 Lot No. 124 on the Plan of Section One, Wexford Downs, of record in Plat Book 9700, Pages 308 and 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daoqi Zhang and wife, Tong-Rong Zhou by Deed from Terry W. Boykin and wife, Liza I. Boykin of record in Instrument No. 20050722-0085378, Register's Office for Davidson County, Tennessee, dated July 21, 2005 and recorded on July 22, 2005.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 9700, Page 221; Plan of record in Plat Book 9700, Pages 308 and 309; Covenants, Conditions and Restrictions of record in Book 10292, Page 51; Charter for Wexford Downs Homeowners Association, Inc. of record in Book 10500, Page 444; Conveyance to HOA of open spaces/common areas of record in Book 10937, Page 789; Stormwater Detention Agreement of record in Book 10357, Page 925; Easement Agreement to Nashville Gas Company of record in Book 10359, Page 615; Easement(s) to BellSouth Telecommunications, Inc. of record in Book 10529, Page 560 and Instrument No. 20020807-0095117; Deed of Conveyance to Metropolitan Government for sanitary sewer of record in Book 11201, Page 766 and Book 11444, Page 177; Deed of Conveyance to Metropolitan Government for water main of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1116 Hunters Bow Circle, Nashville, Tennessee 37211
(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 29th day of August, 2013

X Daoqi Zhang
Daoqi Zhang

X Tongrong Zhou
Tong-Rong Zhou

X STATE OF MICHIGAN
COUNTY OF MACOMB

On this the 29TH day of August, 2013, before me personally appeared Daoqi Zhang and Tong-Rong Zhou to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29TH day of August, 2013.

X
Notary Public

X My Commission Expires: 4/20/17

(SEAL)

LEONARD A VERLINDEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires: April 20, 2017
Acting in the County of OAKLAND

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959