BILL GARRETT, Davidson County
Trans:T20130077888 DEEDWARR
Recvd: 09/09/13 12:54 2 pgs
Fees:13.00 Taxes:468.05

20130909-0094936

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $126,500.00 Affiant Subscribed and sworn to before me, this 30th day of August, 2013. Notary Public My commission expires: 10-18-16

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires October 18, 2016

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dungeng Peng **Yuanchun Wang**	Mortgage Investors Group ~~New Owner~~	**Map\Parcel: 147-12-0-A-219.00CO**
219 Northcrest Commons Circle	8320 E. Walker Springs Ln #200	
Nashville, TN 37211	Knoxville, TN 37923	

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 ACKNOWLEDGE, I/WE,

Tina M. Parker, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dungeng Peng and wife, Yuanchun Wang

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being all of Unit No. 219, Northcrest, Phases One & Two,a Horizontal Property Regime with private elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners's Association, Inc., of record in Instrument No. 20040615-0070835, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tina M. Parker, unmarried by Warranty Deed from Saddlebrook Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20060419-0045036, dated April 18, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. , 20040615-0070835 and amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No. 20040615-0070834 and amended in 20040722-0087737 and Instrument No. 20121113-0104425, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 219 Northcrest Commons Circle, Nashville, TN 37211.

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 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 except as 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 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 30th day of August, 2013.

Tina M. Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Tina M. Parker , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130583KS**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Return to:
Realty Title
2064 Cool Springs Blvd #106
Franklin, TN 37067