WARRANTY DEED

MARIE COLLINS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF OCTOBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-15-15

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5895 LIU

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bi Zhu Liu	same	141060C13600CO
4212 Blackwater Drive		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER J. LEE AND WIFE ALISON L. CLINTON-LEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BI ZHU LIU

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4212 Blackwater Drive, Nashville, TN 37221

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/or 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 itand 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/or 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 our hand on the 15th day of October, 2013.

Christopher J. Lee

Alison L. Clinton-Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 15th day of October, 2013, before me personally appeared Jim R Vanderpool to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Christopher J. Lee and Alison L. Clinton-Lee** and acknowledged that he executed the same as the free act and deed of said **Christopher J. Lee and Alison L. Clinton-Lee.**

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires: 6/21/16

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20130095514 DEEDWARR
Recvd: 11/08/13 09:24 2 pgs
Fees:13.00 Taxes:869.50

20131108-0115914

file # 13-C5895 LIU

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 150, FINAL PLAT, RIVERBRIDGE, PHASE 2, SECTION 1, as shown on plat of record in Instrument No. 20090205-0009854, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher J. Lee and wife, Alison L. Clinton-Lee by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, recorded on the 22nd day of October, 2009 in Instrument No. 20091022-0097507, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Christopher J. Lee and Alison L. Clinton-Lee pursuant to a power of attorney executed by the same on 10/10/2013, and being filed in Instrument # 20131108-0115913, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, RIVERBRIDGE, PHASE 2, SECTION 1, as recorded in Instrument No. 20090205-0009854, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044, 20030303-0027396, 20030806-0111893 and 20090317-0023975, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

f. Charter of Homeowners Association recorded at Instrument No. 20030218-0020998.

g. Easement for Public Utilities, recorded in Book 7601, Page 415.

h. Stormwater Detention Agreement recorded at Instrument Nos. 20021217-0155374 and 20031106-0163291.

i. Easement for flow of the waters of the Harpeth Rivers and the rights of the public therein.

j. Rights of the upper and the lower riparian owners to the flow of the waters of the Harpeth River.

k. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of waters of the Harpeth River.

l. Conveyance to Homeowners Association recorded at Instrument No. 20090317-0023974.