BILL GARRETT, Davidson County
Trans:T20140003888 DEEDWARR
Recvd: 01/17/14 10:51 2 pgs
Fees:13.00 Taxes:529.10
20140117-0004785

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
14-1405

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Meng Zhu 120 Northcrest Commons Circle Nashville, TN 37211	New Owner	147120A12000CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2014.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jiawen Wu and Xiaoxing Tao, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Meng Zhu, a single person ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Unit 120, PLAN OF NORTHCREST COMMONS, PHASE ONE AND TWO, a Horizontal Property Regime with private Elements as described in Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowner's Association, Inc. of record in Instrument No. 20040615-0070835 as amended at Instrument Nos. 20040722-0087737, 20050228-0021538, 20060628-0077585 and 20121113-0104425, 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 Jiawen Wu and Xiaoxing Tao, husband and wife by Special Warranty Deed from Gallardia Properties, LLC., a Tennessee Limited Liability Company, recorded on the 15th day of February, 2011 in Instrument No. 20110215-0012972, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **120 Northcrest Commons Circle, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **14th** day of **January, 2014.**

GRANTOR(S)

Jiawen Wu 01/14/2014
Jiawen Wu

XiaoXing Tao 01/14/2014
Xiaoxing Tao

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jiawen Wu and Xiaoxing Tao** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **14th** day of **January, 2014.**

Deborah L. Bissell
Notary Public

My Commission Expires:

6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015