This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Lianguang Zhang et ux
4241 Longfellow Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP	**062-2**
GROUP	**B**
PARCEL	**283CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scarlett M. Singleton, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lianguang Zhang and Weilun Zhang, husband and wife**, hereinafter called the GRANTEES, their heirs 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 **Lot No. 267** on the Plan of **Abbington Park, Phase Two, Section I**, of record in Instrument #20081008-1012227, and revised in Instrument #20081024-0106746, as revised by Surveyor's Certificate of Correction of record in Instrument #20081030-0108211, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scarlett M. Singleton by Warranty Deed dated September 17, 2010, from Celebration Homes, LLC, of record in Instrument #20100922-0075278, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **4241 Longfellow Drive, Nashville, Tennessee 37214.**

BILL GARRETT, Davidson County
Trans:T20140005238 DEEDWARR
Recvd: 01/23/14 10:43 2 pgs
Fees:13.00 Taxes:869.50
20140123-0006405

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, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

John Nokes, the husband of Scarlett M. Singleton, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS OUR HANDS, this the **21st** day of **January, 2014.**

Scarlett M. Singleton

Scarlett M. Singleton

John Nokes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scarlett M. Singleton and husband, John Nokes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of January, 2014.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

Rachel Billamy
AFFIANT

Subscribed and sworn to before me on this 21st day of January, 2014.

Lindsey Boswell
NOTARY PUBLIC

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/16