Return to:
Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067

THIS INSTRUMENT PREPARED BY:

Douglas L. Waterman
Attorney at Law, PLLC
Dba Waterman Law Firm
2561 Oak Forest Drive
Antioch, Tennessee 37013

Address New Owner(s): 3841 Green Hills Village Dr, Ste. 400
Nashville, TN 37215

Send Tax Bills To: D3 Hermitage, LLC
3841 Green Hills Village Dr, Ste. 400
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140010136 DEEDWARRSP
Recvd: 02/12/14 11:09 3 pgs
Fees:18.00 Taxes:3071.00
20140212-0012381

Map 075-09-0 & Parcel 259.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum Eight Hundred Thirty Thousand and No/100 Dollars ($830,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AI XIN YANG, being an unmarried person and being one and the same person as AIXIN X. YANG (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto D3 HERMITAGE, LLC, a Tennessee limited liability company (herein referred to as "Grantee"), and Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in the 14th Councilmanic District of Davidson County, Tennessee, being part of the property conveyed in Deed Book 9848, page 46, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning in the westerly right-of-way of Old Hickory Boulevard (State Route 45) at a point located approximately 189 feet, more or less, North of the intersection of said Old Hickory Boulevard and Lebanon Road; Thence, with said Old Hickory Boulevard, along a curve to the left having a radius of 421.33 feet, a distance of 6.66 feet to a concrete highway monument; Thence South 16 degrees, 10 minutes, 11 seconds East 96.93 feet; Thence, along a curve to the right, having a radius of 190 feet, a distance of 85.35 feet to the intersection of Old Hickory Boulevard and Lebanon Road; Thence, with said Lebanon Road, along a curve to the right having a radius of 3,881.72 feet, a distance of 103.55 feet to a concrete monument; Thence, leaving Lebanon Road North 66 degrees, 55 minutes, 58 seconds West 150 feet to an iron pin; Thence North 5 degrees 56 minutes 43 seconds East, 184.02 feet to an iron pin; Thence, North 73 degrees 54 minutes East, 134.14 feet to the point of beginning and containing 0.86 acre, more or less, as shown by survey made by John Kohl & Company, dated August 8, 2005.

Being the same property conveyed to Dutan Jiang, and wife, Aixin X. Yang by General Warranty Deed dated August 28, 2006 of record in Instrument No. 20060905-0109060, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ai Xin Yang by Quitclaim Deed dated October 4, 2012, from Dutan Jiang, pursuant to Final Divorce Decree and Marital Dissolution Agreement, of record in Instrument No. 20121004-0091201, Register's Office for Davidson County, Tennessee.

This property is subject to: 2014 property taxes, which are to be prorated between the parties hereo, and every year thereafter; and the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140122-0005848, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4050 Lebanon Pike, Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, and Grantee's successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is/are lawfully seized and possessed of said property, that Grantor has/have a good and lawful right to sell and convey the same, and that said property is/are free from any lien or encumbrance whatsoever, except as set forth herein.

GRANTOR FURTHER COVENANTS with the said Grantee and binds herself, and her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND DOUGLAS L. WATERMAN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

WITNESS this the 11 day of February, 2014.

GRANTOR:



AI XIN YANG

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, E. H. CAMP III, a Notary Public for the state and county aforesaid, AI XIN YANG, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the lawful Owner and Grantor of the aforementioned property.

WITNESS my hand and seal at office this 11 day of February, 2014.

NOTARY PUBLIC

E. H. CAMP III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

5/3/2016

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $830,000.00.

AFFIANT

Subscribed and sworn to before me, this 11 day of February, 2014.

NOTARY PUBLIC

My Commission Expires:

5/3/2016

E. H. CAMP III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.