BILL GARRETT, Davidson County
Trans: T20140036966 DEEDWARR
Recvd: 05/28/14 09:15 2 pgs
Fees: 13.00 Taxes: 1498.50

20140528-0045575

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
14-4037

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Diane C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF May, 2014.

Mary Bartlight
Notary Public

Commission Expiration: 11-3-15

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brian P. Johnson 8040 Charlotte Pk Nashville TN 37221	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	1270030300

WARRANTY DEED

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

Deng Ping Yin and wife, Lianli Ma and Jia Yin as tenants in common with the right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian P. Johnson and Linda L. Johnson, 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. 2, as shown on the map entitled Final Plat of Hows Subdivision, of record as Instrument No. 20060417-0043316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Deng Ping Yin and wife, Lianli Ma and Jia Yin, as tenants in common with the right of survivorship, on 01/03/2007 from Deng Punk Yin and wife, Lianli Ma, filed for record on 01/17/2007 in Instrument No. 20070117-0006981, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 8040 Charlotte Pike, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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, 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 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 our hand this 23 day of May, 2014.

Deng Ping Yin

Lianli Ma

Jai Yin

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deng Ping Yin and Lianli Ma,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cook County, Illinois, Tennessee this 23rd day of May, 2014.

Notary Public

Commission Expiration: 4/25/18

OFFICIAL SEAL
BEVERLY D SINGLETON
Notary Public - State of Illinois
My Commission Expires Apr 25, 2018

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jai Yin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cook County, Illinois, Tennessee this 23rd day of May, 2014.

Notary Public

Commission Expiration: 4/25/18

OFFICIAL SEAL
BEVERLY D SINGLETON
Notary Public - State of Illinois
My Commission Expires Apr 25, 2018