Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $171,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2014.

Notary Public
My commission expires: 12-6-16

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Minchun Zhou<br>7277 Charlotte Pike Unit 340<br>Nashville, TN 37209 | New Owner | 114080C11900CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Veniamin Sidorov, Married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Minchun Zhou, hereinafter called the Grantee, their successors 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 Legal Lot Unit 115 also known as Unit No. 340 on the Plan of West Park Phase 3 as established by Master Deed for West Park Homeowners Association, Inc. of record as Instrument No. 200403040024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, Restrictions and By-laws for West Park Homeowners Association, Inc. of record in Instrument No. 200412210151636, said Register's Office, as amended in Instrument No. 200602020013378, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Veniamin Sidorov by deed from NVR, Inc. dated 6/26/06 of record in Instrument No. 200606280077529, Register's Office of Davidson County, Tennessee. Tatiana Sidorova, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in said property.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 7277 charlotte Pike, Unit 340, 2601 Hillsboro Pike Unit D-3, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of May, 2014.

Davidson County DEEDWARR
Recvd: 06/09/14 15:08 3 pgs
Fees:18.00 Taxes:632.70
20140609-0050101

V. Sidorov

Veniamin Sidorov

Sidorova

Tatiana Sidorova

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Veniamin Sidorov and Tatiana Sidorova, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 29th day of May, 2014.

Notary Public

My Commission expires: 9/11/17

STATE OF TENNESSEE NOTARY PUBLIC MARK B. LEEDOM COUNTY OF DAVIDSON

# True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

