BILL GARRETT, Davidson County
Trans:T20140042649 DEEDWARR
Recvd: 06/17/14 09:08 2 pgs
Fees:13.00 Taxes:1137.75
20140617-0052564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2014

NOTARY PUBLIC

My Commission Expires: 4/20/15

KRISTIAN SUMNER HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Guangdou Xu and Xilin Xu 1044 9th Avenue North Nashville, TN 37208	Guangdou Xu & Xilin Xu 1044 9th Avenue North Nashville, TN 37208	082-13-0H-002.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ARTMAS L. WORTHY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GUANGDOU XU AND XILIN XU, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1044, on the plan of 1044 Ninth Avenue North Condominiums (n/k/a Ninth Avenue North Homes), a Horizontal Properly Regime with Private Elements established by the Master Deed of record as Instrument No. 20080617-0062492, as amended as Instrument No. 20140509-0039706, in the Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ELMER FREEMAN, by deed from ELMER FREEMAN, ROGER LIGON AND CORDELL KIDD, of record as Instrument No. 20060703-0079003, dated June 26, 2006, said Register's Office. Then being further conveyed to ARTMAS L. WORTHY, AN UNDIVIDED ONE-HALF INTEREST, by

Quitclaim Deed of record as Instrument No. 20070529-0063577, dated May 25, 2007, said Register's Office. Then being further conveyed to ARTMAS L. WORTHY, by Quitclaim Deed of record as Instrument No. 20130107-0001929, dated January 3, 2013, said Register's Office.

This improved property is known as 1044 9th Avenue North, Nashville, TN 37208.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 13 day of June, 2014.

Artmas L. Worthy 6/13/14

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Artmas L. Worthy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of June, 2014.

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY