WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$262,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ye Zhao	Guaranty Trust Co	**104020Z10200CO**
(NAME)	(NAME)	
3161 Parthenon Avenue, Unit 102	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jianhua Xiang and Jiamo Lu,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ye Zhao,** 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:

A Certain condominium apartment in Davidson, Tennessee, being Unit 102, of the Parthenon Park Townhomes, Phase 1 and Phase 2, as established by the Master Deed of record as Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Sections 101, et se. as amended, of the Code Annotated of record in Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Jianhua Xiang and Jiamo Lu by Deed dated July 12, 2007 from Robert A. DeBose, unmarried of record in Instrument No. 20070723-0087353, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3161 Parthenon Avenue, Unit 102, Nashville, TN 37203**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20140043228 DEEDWARR
Recvd: 06/18/14 14:17 2 pgs
Fees:13.00 Taxes:969.40

20140618-0053311

Witness our hands this **13th day of June, 2014**.

Jianhua Xiang by Jiamo Lu

Jianhua Xiang
By: Jiamo Lu as Attorney-in-Fact Attorney-in-Fact

Jiamo Lu

Jiamo Lu

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Jiamo Lu** whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2014.

Commission expires: May 8, 2014

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jiamo Lu** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument on behalf of **Jianhua Xiang** as Attorney-in-fact, as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2014.

Commission expires: May 8, 2014

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public