Davidson County	DEEDWARR
Recvd: 08/11/14 14:53	2 pgs
Fees:13.00 Taxes:414.40	
20140811-0072365	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jiong Shi/Guangyu Gu	Jiong Shi and Guangyu Gu	04110F20800CO
(NAME)	(NAME)	
1915 Lone Oak Cir ~~2124 Fairfax Ave Unit 208~~	Same	
(ADDRESS)	(ADDRESS)	
Nashville ~~37212~~ TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twelve Thousand And No/100 Dollars ($112,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dale R. Parry and Vickie Parry as Trustees for the Parry Family Trust, under Trust Agreemant dated October 19, 2001**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jiong Shi Guangyu Gu**, 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:

and (2)

Land in the Nineteenth Civil District (19th) of Davidson County, Tennessee, being Unit No. 208 of The Cloisters, a horizontal property regime established by the Master Deed of record in Book 6317, page 688, as amended in Book 6533, page 580, Register's Office for Davidson County, Tennessee and as shown by a map of record in Book 6317, page 735, said Register's Office.

Being the same property conveyed to Dale R. Parry and wife, Vicki Parry by Warranty Deed dated May 18, 2006 from Karu Jayathilake and Geshan Alwis and filed of record in Instrument No. 20060523-0060437, said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dale R. Parry and Vickie Parry as Trustees for the Parry Family Trust, under Trust Agreement dated October 19, 2001 by Quitclaim Deed dated May 18, 2006 from Dale R. Parry and wife, Vicki Parry and filed of record in Instrument No. 20060523-.060439, said Register's Office of Davidson County, Tennessee.

File Number: GRN-140618

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2124 Fairfax Ave Unit 208, Nashville, TN 37212

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, has 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 hands this 31st day of July, 2014.

Dale R. Parry and Vickie Parry as Trustees for the Parry Family Trust, under Trust Agreemant dated October 19, 2001

BY: Dale R. Parry, Trustee
DALE R. PARRY, TRUSTEE

BY: V J Parry, Trustee
VICKIE. PARRY, TRUSTEE

STATE OF Arizona

OF Cochise County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dale R. Parry and Vickie Parry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Parry Family Trust Trust dated October 19, 2001, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2014.

Cecilia Wolfe
Notary Public

My Commission Expires: 08-31-2015

(SEAL)

OFFICIAL SEAL
CECILIA WOLFE
NOTARY PUBLIC - STATE OF ARIZONA
COCHISE COUNTY
My Comm. Expires August 31, 2015

File Number: GRN-140618

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017