WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064773 DEEDWARR
Recvd: 09/02/14 10:38 2 pgs
Fees:13.00 Taxes:1776.00
20140902-0079597

Return to: BOX 10-A

Premier Escrow, LLC
4301 Hillsboro Pike, Suite 30(
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

E ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ATER, FOR THIS TRANSFER IS $480,000.00

Affiant

BSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Y OF August, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 3721

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tianxiang Tu	SAME	Map 117-2-Q
(NAME) 2913B 22nd Avenue South	(NAME)	Parcel 2 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, I, **JOHN S. POWER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIANXIANG TU AND YANHUA XIONG, 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 Unit B, Corky Townhomes as established under Master Deed of record in Instrument No. 20070918-0111836, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete description thereof.

Being the same property conveyed to John S. Power by Quitclaim Deed dated October 29, 2007, from John S. Power and wife, Pamela P. McGrath, of record in Instrument No. 20071101-0128625, said Register's Office. Pamela Powell McGrath joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 843, page 23, said Register's Office; (c) restrictive covenants of record in Book 662, page 807, Book 724, page 514 and Instrument No. 20070918-0111836, said Register's Office; and (d) Master Deed of record in Instrument No. 20070918-0111836, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2913B 22nd Avenue South, Nashville, Tennessee 37215

(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.

Witness my hand this 29th day of August, 2014.

John S. Power

Pamela Powell McGrath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John S. Power, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Powell McGrath, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of august, 2014.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Notary Public