CAROL T BAKER
STATE
TENNESSEE
NOTARY
PUBLIC
CHEATHAM COUNTY

WARRANTY DEED

G-TN-14-2325-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF ~~AUGUST,~~ Sept. 2014.

Notary Public

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shenglai He and Ben Cai	New Owner	
(NAME)	(NAME)	
2325 Elliston Place #201		**092-15-0-A-201.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **S & P INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF LAURENCE M. PAPEL AND RONALD J. SCOTT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHENGLAI HE AND WIFE, BEN CAI,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 201, ELLISTON PLACE QUARTERS CONDOMINIUM, as established under Master Deed of record in Exhibit "B" of Book 6657, Page 72, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to S & P Investments, a Tennessee General Partnership composed of J. Ronald Scott and Laurence M. Papel by Warranty Deed from GIR Investments, a Tennessee General Partnership composed of Gordon E. Inman, William Barry Goodman and Edward Richey, recorded on the 27th day of May, 1987 in Deed Book 7249, Page 357, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014, which have been prorated and assumed by grantees herein
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 482, Page 379 and Book 565, Page 235 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws recorded in Book 6657, Page 106 (Appended to Book 6657, Page 72).
- Charter of Elliston Place Quarters Homeowners Association, Inc. recorded in Book 7013, Page 60.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ELLISTON PLACE QUARTERS CONDOMINIUM of record in Book 6657, Page 72 , as amended by instrument(s) of record in Book 7232, Page 259; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **2325 Elliston Place #201, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20140066908 DEEDWARR
Recvd: 09/09/14 09:04 2 pgs
Fees:13.00 Taxes:555.00

20140909-0082316

Witness my/our hand(s) this the 4 DAY OF AUGUST, 2014.

S & P Investments, a Tennessee General Partnership

Laurence M. Papel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurence M. Papel, signing for S & P Investments, a Tennessee general partnership composed of Laurence M. Papel and J. Ronald Scott, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of S & P Investments, a Tennessee General Partnership composed of Laurence M. Papel and J. Ronald Scott, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of September 2014.
Notary Public

My Commission Expires:

CHERYL LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016