BILL GARRETT, Davidson County
Trans:T20140079632 DEEDWARR
Recvd: 10/22/14 11:30 2 pgs
Fees:13.00 Taxes:810.30
20141022-0097456

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144926

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2014.

NOTARY PUBLIC

My commission expires: 2/28/17

LYNNE WARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zejun Xiao and Zhenmei Liu 321 Boxmere Pl. Nashville, TN 37215	Same address as new owner	131-06-0-E-321.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Nineteen Thousand and 00/100 Dollars ($219,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK T. CORLISS, A SINGLE MAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ZEJUN XIAO AND ZHENMEI LIU**, Husband and Wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 321 on the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, shown as Exhibit "B" to the Master Deed, of record in Book 6666, Page 749, as amended in Book 6824, Page 308, Book 6908, Page 738, and in Book 6921, Page 226, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mark T. Corliss and wife, Lauren B. Corliss, by Deed dated June 19, 2009 and recorded June 22, 2009, of record in Instrument No. 20090622-0058116, in the Office of the Register of Deeds of Davidson County, Tennessee.

Being further conveyed to Mark T. Corliss, unmarried, by Quitclaim Deed from Lauren B. Corliss, unmarried, dated 10/14/2014, recorded 10.22.14, of record in Instrument No. 20141022.0097455, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 321 Boxmere Place, Nashville, TN 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of October, 2014.

MARK T. CORLISS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark T. Corliss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of October, 2014.

Notary Public

Brooke Smith
Printed Notary Name

My commission expires: 11-3-15

