Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0786

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December, 2014

Notary Public
Commission Expires: 3/24/17

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20140097249 DEEDWARR
Recvd: 12/30/14 12:05 3 pgs
Fees:18.00 Taxes:92.50
20141230-0118888

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Funez Mendez Junlan Jiang 2013 10th Ave. N Nashville, TN 37208	New Owner 1008A. Villa Place Nashville, TN 37212	081-07-0-125.00

WARRANTY DEED

FOR AND IN 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/WE,

Valencia Douglas and Alice Williams

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Funez Mendez and Junlan Jiang, 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 part of Lot No. 12 on the Plan of Owens Buena Vista Lots, as of record in Book 15, Pages 10 and 11, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 10th Avenue North, formerly Crooked Street, at the northeast corner of a part of said Lot No. 12 conveyed to W. C. Atkinson, et ux, by deed from Elizabeth Coen, et al, as of record in Book 386, Page 291, said Register's Office; thence with said Avenue northwardly 45 feet to the southeast corner of part of said Lot No. 12 conveyed to George V. Stamps by deed from H. C. Frost as of record in Book 874, Page 614, said Register's Office; thence with said Stamps southerly line westwardly 128 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 45 feet to the northwest corner of said Atkinson property; thence with the northerly line of same eastwardly 128 feet, more or less, to the beginning.

BEING the same property conveyed to Valencia Douglas and Alice Williams by Administrator's Quitclaim Deed from Valencia Douglas, Personal Representative of the Estate of Woodie Ophelia Norris, deceased, dated 8/7/14 and recorded 8/8/14 in Instrument Number 20140808-0071833; and the same property previously conveyed to Gadsden D. Norris and wife, Ophelia Norris by Warranty Deed from Harold Garrett and wife, Margaret Garrett, dated 8/4/66 and recorded 8/5/66 in Book 4043, Page 619, Register's Office for Davidson County, Tennessee.

The said Gadsden D. Norris reportedly died, leaving property vested solely in Ophelia Norris. The said Ophelia Norris (also known as Woodie Ophelia Norris), died intestate on 5/6/87. Her estate is being administered in Docket 14P-908 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, with Valencia Douglas being appointed to serve ad Administratrix per Order for Intestate Administration filed on 6/19/14. Affidavit of Heirship of record in Docket No. 14P908 in the Chancery Court for Davidson County, Tennessee shows Valencia Douglas and Alice Williams the only Heirs at Law of Woodie Ophelia Norris.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2013 10th Ave. N, Nashville, TN 37208.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of December, 2014.

Valencia Douglas

Alice Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Valencia Douglas
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of December, 2014.

ERMA LOUISE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

Erma Louise Harris
Notary Public
My Commission Expires: Aug 23, 2016

STATE OF New York
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Alice Williams
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, New York, this 22nd day of December, 2014.

Notary Public
My Commission Expires: _____

(Notary Seal)

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2013 10th Ave. N, Nashville, TN 37208.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

AW 19TH

Dated this the 22nd day of December, 2014.

Valencia Douglas

AW Alice Williams

Alice Williams

ALICE WILLIAMS

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Valencia Douglas
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 22nd day of December, 2014.

Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF New York
COUNTY OF ROCKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Alice Williams
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SUFFERN, New York, this 22nd 19TH day of December, 2014.

Notary Public
My Commission Expires: 4/20/2015

STANLEY COHEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6089076
Qualified in Rockland County
Commission Expires April 20, 2015

(Notary Seal)

STANLEY COHEN NOTARY PUBLIC STATE OF NEW YORK