THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122518**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $157,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2014. Notary Public My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150001359 DEEDWARR
Recvd: 01/07/15 10:12 2 pgs
Fees:13.00 Taxes:580.90
20150107-0001616

WARRANTY DEED

Address New Owner: Steven Charles Arthur and Caitlin Arthur 5008 McMurray Ct Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-02-0-112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yalan Zhao, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Charles Arthur and Caitlin Arthur, Husband and Wife as joint tenants**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, SECTION 1, MCMURRAY PLACE, as shown on plat of record in Plat Book 5200, Page 409 and Surveyors Certificate of Correction recorded in Book 5894, Page 495, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Yalan Zhao, unmarried by Warranty Deed from James F. Austin, unmarried recorded on the 19th day of October, 2005 in Instrument No. 20051019-0126250, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, MCMURRAY PLACE, as recorded in Plat Book 5200, Page(s) 409, corrected by Surveyors Certificate of Correction recorded in Book 5894, Page 495.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5868, Page 503.

This is improved property located at 5008 McMurray Ct, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~30th~~ 26th day of December, 2014.

Yalan Zhao

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yalan Zhao, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~30th~~ 26th day of December, 2014.

Notary Public

My Commission Expires: 9/2/2018

ERICK MONGE
Commission # 2081037
Notary Public - California
Los Angeles County
My Comm. Expires Sep 8, 2018