Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $522,500.00.

Affiant

File Number: 1412045

BILL GARRETT, Davidson County
Trans:T20150012596 DEEDWARR
Recvd: 02/20/15 12:34 2 pgs
Fees:13.00 Taxes:1933.25
20150220-0014853

Subscribed and sworn to before me, this 27th day of January, 2015.

Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jianwei Hua and Zhi-Qi Xu	Suntrust Mortgage Inc.	117020K00300
3000 New Natchez Trace	1001 Semmes Avenue	
Nashville, TN 37215	Richmond, VA 23224	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alton Ross, Jr, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jian-wei Hua and wife, Zhi-Qi Xu, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Unit A shown on Exhibit B of the Master Deed of the Woodlawn/Natchez Condominiums filed April 26, 2006 in the Register's Office for Davidson County, Tennessee, instrument number 20050426-0046490. Property is also a part of Lot 12 on Block 6 of E.L. Hampton's Subdivision of the Stokes Tract, of record in Book 974, Page 24, Register's Office for Davidson County.

Being the same property conveyed to Alton Ross, Jr. by Warranty Deed from OP Properties dated May 6, 2005 and recorded May 31, 2005 in instrument No 20050531-0060684, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This property is improved property known as 3000 New Natchez Trace, Nashville, TN 37215.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of January, 2015.

Alton Ross, Jr

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 Alton Ross, Jr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 27th day of January, 2015.

Jennie E. Butler
Notary Public at Large
My Commission Expires:

MY COMMISSION EXPIRES
MARCH 08, 2016

JENNIE E. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY