THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 1502304**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,500.00. Dandan Liu Affiant Subscribed and sworn to before me, this 27th day of February, 2015 Notary Public My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dandan Liu and Dong Li 2703 Dracut Lane Nashville, TN 37211	FRANKLIN SYNERGY BANK 722 COLUMBIA PIKE FRANKLIN, TN 37064	Tax Parcel ID No. 173-09-0A-683.00 CO

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, **Eric M. Crane, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dandan Liu and Dong Li,** DL WIFE & HUSBAND, ("Grantees"), its 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 728, SECTION 1, PHASE 8, LENOX VILLAGE, as shown on plat of record in Instrument No. 20060824-0104608, 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 Eric M. Crane, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 27th day of July, 2007 in Instrument No. 20070727-0089541, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, PHASE 8, LENOX VILLAGE, as recorded in Instrument No. 20060824-0104608.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825; 20021226-0158459; 20060321-0032382; 20020315-0032826; 20060321-0032383.

Charter of Lenox Village Neighborhood Association, Inc. recorded at Instrument No. 20010412-0045831.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20020628-0078164 and 20051213-0149579.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded at Instrument Nos. 20010918-0100850 and 20010918-0100851.

BILL GARRETT, Davidson County
Trans:T20150014694 DEEDWARR
Recvd: 02/27/15 16:10 2 pgs
Fees:13.00 Taxes:704.85
20150227-0017387

This is improved property located at 2703 Dracut Lane 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 27th day of February, 2015.

Eric M. Crane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 27th day of February, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018