WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-TN-15-2325-409

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Qin Zhang and Jianjun Zheng	NEW OWNER	
(NAME)	(NAME)	092-15-0-A-409.00CO
55 Green View		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **S & P INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **QIN ZHANG AND JIANJUN ZHENG, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 409 of Elliston Place Quarters, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Elliston Place Quarters of record in Book 6657, Page 72, as amended in Book 7232, Page 259, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being a portion of the same property conveyed to S & P Investments, a Tennessee General Partnership composed of J. Ronald Scott and Laurence M. Papel by Warranty Deed from GIR Investments, a Tennessee General Partnership composed of Gordon E. Inman, William Barry Goodman and Edward Richey, of record in Book 7249, page 357, Register's Office for Davidson County , Tennessee, dated May 21, 1987 and recorded on May 27, 1987.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Elliston Place Quarters of record in Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office for Davidson County, Tennessee, with By-Laws of Elliston Place Quarters Homeowners Association appended thereto as Exhibit "C".
- Charter of Elliston Place Condominiums of record in Book 7013, Page 60, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Master Deed establishing a Horizontal Property Regime of Elliston Place Quarters of record in Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 482, Page 379 and Book 565, Page 235, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2325 Elliston Place #409 , Nashville, Tennessee 37203**.

BILL GARRETT, Davidson County
Trans:T20150014865 DEEDWARR
Recvd: 03/02/15 10:00 2 pgs
Fees:13.00 Taxes:610.50
20150302-0017570

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF FEBRUARY, 2015.

S & P Investments, a Tennessee General Partnership

BY: _____
Laurence M. Papel
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurence M. Papel, signing for S & P Investments, a Tennessee General Partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of S & P Investments, a Tennessee General Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of February, 2015.

_____
Notary Public

My Commission Expires: 5-5-15

DEIRDRIU COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212