WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/26/18

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-FSBO-15-3137-4

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)
Elroy V. Griffin, Jr.	**New Owner**	
(NAME)	(NAME)	**104-02-0K-004.00CO**
342 Eagle Shore Drive		
(ADDRESS)	(ADDRESS)	
Dover, TN 37058		
(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 **ZEQIANG MA AND YANG WANG,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELROY V. GRIFFIN, JR.** , 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:

Land in Davidson County, Tennessee, being Unit 4, The Courtyard Condominiums, as established under Master Deed of record in Book 7136, Page 204, amended in Book 7213, Page 126, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Zeqiang Ma, unmarried and Yang Wang, unmarried joint tenants with right of survivorship by Warranty deed from Barbara Johnson, unmarried of record in Instrument No. 20070418-0046435 Register's Office for Davidson County, Tennessee, dated March 23, 2007 and recorded on April 18, 2007.

This conveyance is subject to:
- Taxes for the year 2015.
- Subject to all matters shown on the Plan of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan as set out on Exhibit "C" to the Master Deed of record in Book 7136, Page 263, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Courtyard Condominiums of record in Book 7136, Page 204, as amended in Book 7213, Page 126, Register's Office for Davidson County, Tennessee.
- Charter of Courtyard HOA, Inc. of record in Instrument Number 20040106-0001718, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7233, Page 928, 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: **3137 Parthenon Avenue, #4, Nashville, Tennessee 37203**.

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.

BILL GARRETT, Davidson County
Trans:T20150015869 DEEDWARR
Recvd: 03/04/15 10:52 2 pgs
Fees:13.00 Taxes:640.10
20150304-0018848

Witness my/our hand(s) this the 2nd DAY OF MARCH, 2015.

Zeqiang Ma

Yang Wang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of March, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of March, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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