BILL GARRETT, Davidson County
Trans:T20150020473 DEEDWARR
Recvd: 03/20/15 10:47 2 pgs
Fees:13.00 Taxes:1106.30
20150320-0024130

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $299,000.00. Affiant Subscribed and sworn to before me, this 18 day of March, 2015. Notary Public My Commission Expires: 3-20-18

Address New Owner As Follows: Zhongliang Zu and Wenyan Gao 3055 Woodlawn Drive Unit 23 Nashville, TN 37215	Send Tax Bills To: United Wholesale Mortgage P.O. Box 202028 Florence, SC 29502	Map-Parcel Number: 117020D02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH K. HARRINGTON, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ZHONGLIANG ZU and WENYAN GAO, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, TN, being Unit No. 23 on the Plan of The Clairmont Condominiums, of record in Plat Book 6200, Page 551, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, Page 940, amended in Book 7108, Page 98, reinstated in Book 8263, Page 703, said Register's Office.

Being the same property conveyed to Elizabeth K. Harrington, by deed from Walter H. Wilson, Jr., of record as Instrument No. 20010710-0073547, dated July 9, 2001, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6200, page 551, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4067, page 943, said Register's Office.

4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Clairmont Condominiums, of record in Book 7096, page 940, as amended in Book 7108, page 98, as reinstated in Book 8263, page 703, said Register's Office.

5. By Laws as set out in the Master Deed of record in Book 7096, page 948, as amended in Book 7117, page 70, Book 7637, page 319, Book 8263, page 703, and as Instrument No. 20140314-0021310, said Register's Office.

6. Rules and Regulation of record as Instrument No. 20081210-0119056, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **3055 Woodlawn Drive Unit 23, 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 and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of March, 2015.

Elizabeth K. Harrington by George V. Crawford, Jr.,
her Attorney-in-Fact, pursuant to Power of Attorney
of record in Inst. No. 20150320-0024129, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, George V. Crawford, Jr., to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Elizabeth K. Harrington, and who acknowledged that he executed the same as the free act and deed of the said Elizabeth K. Harrington.

Witness my hand and official seal this 18th day of March, 2015.

Notary Public

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 9-22-2015

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