File Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150021457 DEEDWARR
Recvd: 03/24/15 14:00 2 pgs
Fees:13.00 Taxes:272.12
20150324-0025301

W & I Ref: (DM) Title No.: 57289
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Xiaofeng Qi Liping Du 9703 Turquoise Lane Brentwood, TN 37027	SAME

TAX MAP PARCEL NUMBERS: 162050C03600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$73,546.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Sparrow, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Xiaofeng Qi and Liping Du, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 36 of Hickory Valley Condominiums, a horizontal property regime pursuant to the Tennessee, Horizontal Property Act, and further shown on Exhibit "A-2" to the amended Master Deed of Hickory Valley Phase I Condominium of record in Book 10597, page 675 rerecorded in Book 10645, page 743, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert L. Sparrow and Carrie Sparrow, husband and wife, by Special Warranty Deed from American Security Bank and Trust, dated September 25, 2009 and recorded on September 29, 2009 of record in Instrument No. 20090929-0090339, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 9, 2012 recorded on November 14, 2012 of record in Instrument No. 20121114-01048910, Carrie Jo Sparrow conveyed her interest in subject property to Robert Lewis Sparrow. Robert Sparrow and Robert Lewis Sparrow are one and the same person.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 27 and further shown on Exhibit "A-2" to the amended Master Deed of Hickory Valley Phase I Condominium of record in Book 10597, page 675 rerecorded in Book 10645, page 743, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 10597, page 675, rerecorded in Book 10645, page 743, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 5515 Country Drive, # 36, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 2015.

Robert Sparrow

State of Tennessee

County of Davidson

On this 20th day of March, 2015, before me the undersigned authority, personally appeared Robert Sparrow, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $73,546.00.

Affiant

Sworn and subscribed before me this 20th day of March, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: