THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY MY COMMISSION EXPIRES OCTOBER 14, 2015 STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY MY COMMISSION EXPIRES OCTOBER 14, 2015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $118,800.00 Sherrie Montgomery Affiant Subscribed and sworn to before me, this 10th day of April 2015. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Urban Spatial, LLC 2628 Broadway, #27B New York, NY 10025	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-11-0A-005.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIONG SHI AND GUANGYN GU, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **URBAN SPATIAL, LLC,** ("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 Unit No. A-5 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, 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 Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being the same property conveyed to JIONG SHI AND GUANGYN GU, HUSBAND AND WIFE, by deed from ADAM J. SMILE AND WIFE, IRINA SMILE, of record in Instrument No. 20130805-0081890, dated July 31, 2013, said Register's Office.

This is improved property commonly known as: **2134 Fairfax Avenue, #A5, Nashville, TN 37212.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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 Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, 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.

BILL GARRETT, Davidson County
Trans:T20150028032 DEEDWARR
Recvd: 04/14/15 15:12 2 pgs
Fees:13.00 Taxes:439.56
20150414-0033025

IN WITNESS WHEREOF, Grantors have executed this instrument on this 10 day of April, 2015.

JIONG SHI

GUANGYN GU

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **JIONG SHI and GUANGYN GU,** the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor(s) and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of April, 2015.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015