Warranty Deed

BILL GARRETT, Davidson County Trans:T20150028609 DEEDWARR Recvd: 04/16/15 11:32 2 pgs Fees:13.00 Taxes:2571.50 20150416-0033695	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $695,000.00 Affiant Subscribed and sworn to before me, this the 15th day of April, 2015. Notary Public My commission expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Donghong Xu Suhua Ding	FIRST CHOICE LENDING SERVICES	
2818 Belcourt Avenue	9821 Cogdill Rd Ste 2	10406030700
Nashville, TN 37212	Knoxville, TN 37932	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT EZELL JONES AND DEBORAH LEPPINK JONES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUHUA DING AND DONGHONG XU, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE SAID LAND BEING PART OF LOT 12, BLOCK "2", FAIRFAX PLACE DESCRIBED ACCORDING TO A SURVEY DATED I-22-I3 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) AT THE NORTHEAST INTERSECTION OF BELCOURT AVENUE AND 32ND AVENUE SOUTH, SAID ROD BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK 2, FAIRFAX PLACE (BOOK 547, PAGE'S 137 & 138 R.O.D.C., TN) ;THENCE WITH THE EASTERLY MARGIN OF SAID 32ND AVENUE SOUTH WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 426.08 FEET, A CHORD BEARING AND DISTANCE OF N 23° 44' 55" E 81.29 FEET FOR AN ARC LENGTH OF 81.29 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF LOT 11, BLOCK "2" OF SAID FAIRFAX PLACE; THENCE WITH THE SOUTHERLY LINE OF SAID LOT 11 S 76° 29' 08" E 100.05 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF THE CHARLES W. HEWGLEY IV LAND (BOOK 11552, PAGE 704 R.O.D.C., TN.; THENCE WITH SAID HEWGLEY, S 16° 21' 42" W 80.10 FEET TO AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF SAID BELCOURT AVENUE; THENCE WITH SAID NORTHERLY MARGIN N 76° 29' 08" W 110.51 FEET TO THE POINT OF BEGINNING THE DESCRIBED LAND CONTAINING 8317.19 SQ. FT. OR 0.19 ACRES MORE OR LESS.

Being a portion of the same property conveyed to Robert Ezell Jones and wife, Deborah Leppink Jones by Warranty deed from Emily Ann Ramer, unmarried and Samuel Thornton Ramer, unmarried of record in Instrument No. 20130307-0022939 Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on March 7, 2013.

Being the same property conveyed to Robert Ezell Jones and Deborah Leppink Jones, husband and wife by Quitclaim deed from Robert Ezell Jones and Deborah Leppink Jones, husband and wife of record in Instrument No. 20130307-0022944 Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on March 7, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2818 Belcourt Avenue, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2015.

Robert Ezell Jones

Deborah Leppink Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Ezell Jones and Deborah Leppink Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018