PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150032499 DEEDWARR
Recvd: 04/29/15 13:47 2 pgs
Fees:13.00 Taxes:999.00
20150429-0038381

W & I Ref: (DKM) Title No.: 57359
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mende Casey Charles Arnold 7233 River Bend Road Nashville, TN 37221	Farmington Mortgage, a Division of CapStar Bank 2002 Richard Jones Rd., Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 141120CO8600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Haoxiang Luo and Hehua Ge**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mende Casey and Charles Arnold,** wife and husband, 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:**

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of River Bend, a planned unit development, of record in Book 6900, pages 504 and 505, amended by Surveyors Certificate of Correction in Book 7465, page 833, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Haoxiang Luo and wife, Hehua GE by Warranty Deed from Richard Nass, unmarried, dated December 31, 2007, recorded on January 8, 2008, of record in Instrument No. 20080108-0002082, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, of record in Book 6900, page 504 and 505, amended by Surveyors Certificate of Correction in Book 7465, page 833, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7336, page 15, amended in Book 7549, page 893, Book 7112, page 481, Book 7308, page 805, Book 7549, page 893, Book 7308, page 808, By Laws in Book 7347, page 643, said Register's Office for Davidson County, Tennessee, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7233 River Bend Road, Nashville, TN 37221

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 28th day of April, 2015.

Haoxiang Luo **Hehua Ge**

State of Tennessee

County of Davidson

On this 28th day of April, 2015, before me the undersigned authority, personally appeared Haoxiang Luo and Hehua Ge, 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.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2015.

Notary

My Commission Expires: 7-30-17

TAHIRA J. RYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017