File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150035021 DEEDWARR
Recvd: 05/06/15 13:49 2 pgs
Fees:13.00 Taxes:1424.50
20150506-0041437

W & I Ref: (DKM) Title No.: 57406
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ross Schilling 813 Deer Crossing Nashville, TN 37220	New Owner

TAX MAP PARCEL NUMBERS: 11801029400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jin-Hui Shen**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ross Schilling, a Tennessee limited liability company,** 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 90, and the West 1 foot of Lot 91, on the Plan of Montrose Place, as shown on Plat of record in Book 57, page 93, in the Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 51 feet on the south side of Gilmore Avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jin-Hui Shen by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust Series 2007-1, recorded on December 18, 2009, of record in Instrument No. 20091218-0115272, 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, with Owner's Certificate, of record in Book 57, Page 93, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as 903 Gilmore Avenue, Nashville, TN 37204

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 29th day of April, 2015.

Jin-Hui Shen

State of Tennessee

County of Davidson

On this 28th day of April, 2015, before me the undersigned authority, personally appeared Jin-Hui Shen, 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 Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Sworn and subscribed before me this 6th day of May, 2015.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018