WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043178 DEEDWARR
Recvd: 06/02/15 16:01 2 pgs
Fees: 13.00 Taxes: 924.63
20150602-0051427

G-VRES-15-916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justine Bobinger and Joseph B. Bobinger	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
1270 Dog Creek Road	**9311 San Pedro Ave., Ste. 100**	**142-13-0B-118.00-CO**
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DEYU LI AND WIFE, DAN XIAO,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTINE BOBINGER AND JOSEPH B. BOBINGER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of First Revision, Riverside, Phase 3, of record as Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, and Final Plat of Resubdivision Lots 114 through 130 & 131A, Phase 3, of record in Plat at Instrument No. 20040108-0003094, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deyu Li and wife, Dan Xiao by Warranty deed from John M. Burke and wife, Melinda A. Burke of record in Instrument No. 20060614-0070482 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on June 14, 2006.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of First Revision, Riverside, Phase 3 of record as Instrument Number 20010404-0032691, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Resubdivision of Lots 114 through130 & 131A, Riverside, Phase 3 of record as Instrument Number 20040108-0003094, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Phase 1 and Boundary Plat of record in Plat Book 6900, Page 490, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, Page 619, amended in Book 7405, Page 780, Book 8104, Page 211, Book 11063, Page 996, Book 8136, Page 79, and Instrument No. 20040419-0044162 continued in Instrument No. 20091124-0108147 amended in Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee.
- Charter of Riverside Homeowners Association, Inc., of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee.
- Easements for water lines of record in Book 6970, Page 275 and 281, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 6970, Page 278, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 7103, Page 48, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 7803, Page 642, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro Government of record in Book 6972, Page 45, in the Register's Office for Davidson County, Tennessee.
- Permanent Drainage Easement of record in Book 7574, Page 645, in the Register's Office for Davidson County, Tennessee.

- Sewer Line Easement of record in Book 7489, Page 638, in the Register's Office for Davidson County, Tennessee.
- Agreement concerning road and right-of-way of record in Book 7400, Page 645, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **916 Glenridge Lane , Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29th DAY OF MAY, 2015.

Deyu Li

Dan Xiao

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEYU LI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN XIAO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212