This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1151**

BILL GARRETT, Davidson County
Trans: T20150044254 DEEDWARR
Recvd: 06/05/15 09:28 2 pgs
Fees: 13.00 Taxes: 732.23
20150605-0052717

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/29/2015**, by and between **Li Wan, and Li Zhao,** parties of the first part, and **Home Advantage Properties, LLC.**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 469-A, Revised Plan of a portion of Whispering Hills, Section 11-C, as shown by plat of record in Plat Book 2854, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Li Wan and Li Zhao, both single persons, by Special Warranty Deed from U.S. Bank National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates series 2006-BC1, dated 12/18/2009, of record in Instrument No. 20091228-0117114, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **14715000400**

☒ Improved **565 Whispering Hills Drive, Nashville, TN 37211**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Li Wan

Li Zhao

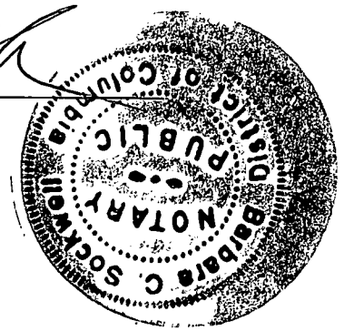
STATE OF DC

COUNTY OF DC

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Li Wan and Li Zhao** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of May, 2015..

Notary Public



My Commission Expires: ~~Barbara C. Sockwell~~
My Notary Commission Expires May 31, 2015

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Owner's Name: **Home Advantage Properties, LLC**

and Address: **565 Whispering Hills Drive, Nashville, TN 37211**

Mail tax bills to SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$197,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 29th day of May, 2015..

Notary Public

My Commission Expires: 12-15-15

