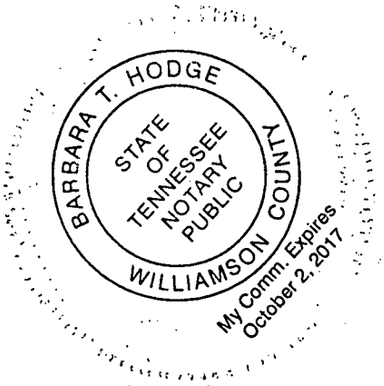


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2015.

Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
Solomon | Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Guangyu Gu and Jiong Shi	Guangyu Gu & Jion Shi	**104-14-0-C-007.00CO**
2709 Linmar Avenue, Unit 7	2709 Linmar Avenue, Unit 7	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Elizabeth Carnal, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Guangyu Gu and Jiong Shi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7, as shown on the Plan of Linmar Place, a Horizontal property Regime, filed as Exhibit "C" to and established by the Master Deed of record in Book 6892, Page 724, as amended in Book 7213, Page 129 and Book 7374, Page 800, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and established description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Elizabeth Carnal, an unmarried woman by Warranty deed from Kimberly A. Nadell, unmarried, of record in Instrument No. 20111117-0090081, Register's Office for Davidson County, Tennessee, dated November 15, 2011 and recorded on November 17, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Master Deed establishing a Horizontal Property Regime of Linmar Place of record in Book 6892, Page 724, as amended in Book 7213, Page 129, and Book 7374, Page 800, Charter of Linmar Place Homeowner's Association, Inc. of record in Book 7233, Page 923, Deed of Conveyance of Sanitary Sewer to Metro Government of record in Book 7597, Page 703, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3982, Page 140, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

BILL GARRETT, Davidson County
Trans:T20150047860 DEEDWARR
Recvd: 06/16/15 14:18 2 pgs
Fees:13.00 Taxes:869.50
20150616-0057317

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **2709 Linmar Avenue, Unit 7, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 hand this 12th day of June, 2015.

Elizabeth Carnal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Elizabeth Carnal, the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150149**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 104
BRENTWOOD, TN 37027