This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $149,900.00.

Susan A Rose
Affiant

Subscribed and sworn before me this the 30th day of June, 2015

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Susan Rose	Mortgage Investors Group	091-05-0-C-708.00CO
331 Westfield Drive	8320 East Walker Springs Lane	
Nashville, TN 37221	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINGZHEN LI, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SUSAN ROSE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 708 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions, and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of Vernon Avenue, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument Number 20061024-0131877, for a more complete identification of said units.

Being the same property conveyed to Lingzhen Li, unmarried, by Warranty Deed from Preston L. Larsen, an unmarried man, of record in Instrument No. 20080626-0066062, Register's Office for Davidson County, Tennessee, dated June 25, 2008, and recorded on June 26, 2008.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 708 Vernon Ave, Nashville, TN 37209.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of June, 2015.

Lingzhen Li
Lingzhen Li

BILL GARRETT, Davidson County
Trans:T20150053655 DEEDWARR
Recvd: 07/02/15 13:56 2 pgs
Fees:13.00 Taxes:554.63
20150702-0064402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lingzhen Li, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2015.

My commission expires: 9/10/18

Notary Public

