This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 07/08/15 09:15 3 pgs
Fees:18.00 Taxes:647.50
20150708-0065987

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Fenghui Yao and Guifeng Shao **221 Burlington Place** **Nashville, TN 37215**	**New Owner**	**131-02-0A-002.00-CO**

****

That **Ricarda Garcia and Adnane Khalil, wife and husband** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Fenghui Yao and Guifeng Shao,** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Unit No. A-2, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 4595, Page 74 and Book 5200, Page 54, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in the Master Deed of record in Book 5289, Page 515 and amended in Book 5292, Page 958, and amended in Book 5293, Page 612, and amended in Book 7802, Page 299, said Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ricarda Garcia and Adnane Khalil, wife and husband by Warranty deed from Alex Gillott and Brittany Gillott, husband and wife of record in Instrument No. 20140902-0079786 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 02, 2014. (Value of consideration shown in aforementioned deed $162,400.00.)

This is improved property which bears the address of: 2116 Hobbs Rd Apt A2 Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the

Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **30th** day of **June, 2015.**

Ricarda Garcia

Adnane Khalil

South Carolina
STATE OF TENNESSEE
COUNTY OF WILLIAMSON Spartanburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Ricarda Garcia and Adnane Khalil,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Nicole Sherwood 6/30/15
Notary Public

Commission Expires: 2/20/2024

NICOLE SHERWOOD NOTARY PUBLIC SOUTH CAROLINA

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$175,000.00**.

Sworn to and subscribed before me this **30th** day of **June, 2015.**

Affiant

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

