MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Glenda L. Meriamps
Affiant

Subscribed and sworn to before me, this 2ND DAY OF SEPTEMBER, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150075674 DEEDWARR
Recvd: 09/04/15 10:56 2 pgs
Fees: 13.00 Taxes: 1809.30
20150904-0090366

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yongqin Zhang and Hongling Jiang, husband and wife	SWBC	13110000300
	(NAME)	
1549 Harding Place	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John Felber, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Yongqin Zhang and Hongling Jiang, husband and wife, hereinafter called the Grantees, 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. 20 ON THE PLAN OF SEVEN HILLS, SECTION THREE OF RECORD IN PLAT BOOK 2663, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JOHN FLEBER BY DEED FROM WILLIAM W. WATKINS, UNMARRIED, OF RECORD IN BOOK 11224, PAGE 521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DONNA MARIE DEAN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JOHN FELBER, PURSUANT TO DURABLE GENERAL POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20150904-0090365 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1549 Harding Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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/our hand(s) this 2nd day of September, 2015.

WARRANTY DEED
(Continued)

John Felber
By: Donna Marie Dean, Attorney in Fact
Donna Marie Dean, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 2nd day of September, 2015, before me, a Notary Public, in and for said County and State, personally appeared Donna Marie Dean, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Felber, acknowledged that such persons executed the same as the free act and deed of the said John Felber

Witness my hand and seal, this 2nd day of September, 2015.

Notary Public



My commission expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072