WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076825 DEEDWARR
Recvd: 09/09/15 14:48 2 pgs
Fees:13.00 Taxes:913.53
20150909-0091712

O-CR-15-769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,900.00.

Affiant Jianyong Zhong

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jianyong Zhong	Avenue Bank	
(NAME) **769 Harpeth Trace Drive**	(NAME) 3823 Cleghorn Ave.	**143020C00400CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KATHLEEN PENNY (F/K/A KATHLEEN HIGH) AND MARTIN PENNY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JIANYONG ZHONG, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), 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 Unit 4, HARPETH KNOLL SUBDIVISION, A PUD, as shown on plat of record in Plat Book 5200, Page 764, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Gabor Karsai, unmarried, to Kathleen High, an unmarried woman and Martin Penny, an unmarried man, tenants in common, with the right of survivorship, as recorded on the 5th day of February, 2014 in Instrument No. 20140205-0010207 and Warranty Deed from Jean B. Elshtain, Executrix, with full power under the will of Frantisek W. Galan to Gabor Karsai, a single person, as recorded on the 24th day of April, 1992 in Deed Book 8610, Page 30, in the Register's Office of Davidson County, Tennessee. The said Kathleen High having since married and is now known as Kathleen Penny.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH KNOLL SUBDIVISION, as recorded in Plat Book 5200, Page(s) 764, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions of Harpeth Knoll Subdivision recorded in Book 6280, Page 478, amended at Instrument No. 20070405-0041277 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws of Harpeth Knoll Homeowners' Association recorded in Book 6280, Page 486.
- Deed to the common area from Morris Eshaghpour Contracting Corporation to Harpeth Knoll Homeowners' Association recorded in Book 6353, Page 228.
- Electrical Pad Easement to Metropolitan Government of Nashville and Davidson County recorded in Book 7465, Page 719.
- Charter of Harpeth Knoll Homeowners Association recorded in Book 6272, Page 636 and amended in Book 8176, Page 699.
- Articles of Harpeth Knoll Homeowners Association recorded in Book 6272, Page 631.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **769 Harpeth Trace Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF SEPTEMBER, 2015.

Kathleen Penny

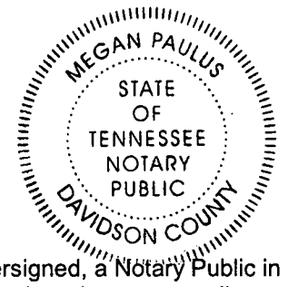
Martin Penny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN PENNY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2015.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN PENNY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2015.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

