BILL GARRETT, Davidson County
Trans:T20150097355 DEEDWARR
Recvd: 11/16/15 14:38 2 pgs
Fees:13.00 Taxes:1017.50
20151116-0116206

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

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

Notary Public:

My Commission Expires: 10/24/17

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Tin Thai and Hoa Thai 404 Saylor Court Nashville, TN 37209	Send Tax Bills To: New Owner404 Saylor Court Nashville, TN 37209	Map/Parcel Number: 114080A06300CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Yongmei Zhang and Chunxian Zhang, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tin Thai and Hoa Thai, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 63, on the plan of Cedar Crest, Phase II, as of record in Plat Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Yongmei Zhang and Chunxian Zhang, wife and husband, by Warranty Deed from Karen E. Schindler-Smith and spouse, Stephen Todd Smith, dated 6/10/05 and recorded 6/13/05 in Instrument No. 20050613-0067485, and as rerecorded on 9/13/06 in Instrument No. 20060913-0113119, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

The 2015 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 9700, Page 37, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Book 7213, Page 973, amended in Book 8424, Page 405, Book 10086, Page 772, Book 10174, Page 199, and Instrument Number 20020823-0102246, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8480, Page 693, as amended in Instrument Number 20150902-0089033, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8424, Page 180, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7127, Page 767, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 404 Saylors Court, Nashville, TN 37209 A/K/A 404 Saylor Court, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 12th day of November, 2015.

Yongmei Zhang

Chunxian Zhang

State of Tennessee)
County of Sumner)

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

Witness my hand and official seal, this 12th day of November, 2015.

Commission Expires: 10/24/17

Notary Public: Edie Sutherland

