THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15085149** BILL GARRETT, Davidson County Trans:T20150104560 DEEDWARR Recvd: 12/10/15 14:35 2 pgs Fees:13.00 Taxes:795.50 20151210-0124516	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2015. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Hongjun Liao and Yiqun Zhang 730 Harpeth Parkway West Nashville TN 37221-3545	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-14-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan J. Leezer and Claire L. Leezer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hongjun Liao and Yiqun Zhang, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section I, Harpeth Valley Park of record in Plat Book 3600, Page (s) 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan J. Leezer and Claire L. Leezer, husband and wife by Warranty deed from The James Walter Pickle Charitable Foundation of record in Instrument No. 20070718-0085592 Register's Office for Davidson County, Tennessee, dated July 16, 2007 and recorded on July 18, 2007.

The execution of this instrument is effected by the signature of Jonathan Jeremy Leezer as Attorney-in-fact for Claire Louise Leezer, a/k/a Claire L. Leezer, which Power of Attorney is recorded in Instrument No. 20151210-0124515 in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page (s) 93 and 94, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3857, Page 858, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Right of Way Easement of record in Instrument No. 20071023-0125413, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 730 Harpeth Parkway West Nashville TN 37221-3545.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2015.

Jonathan J. Leezer

Claire L. Leezer a/k/a Claire Louise Leezer by Jonathan Jeremy Leezer as Attorney-in-fact Jonathan Jeremy Leezer as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan J. Leezer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2015.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Jeremy Leezer, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Claire L. Leezer, a/k/a Claire Louise Leezer, of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of November, 2015.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY