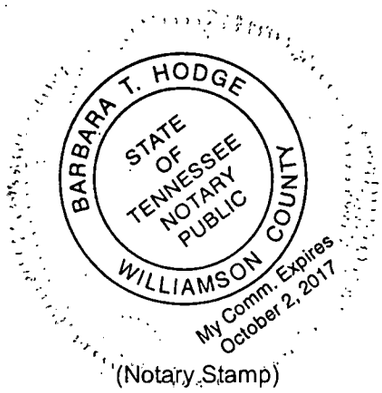


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2016.

Notary Public

My commission expires: 10/2/17

BILL GARRETT, Davidson County
Trans:T20160012487 DEEDWARR
Recvd: 02/16/16 11:26 2 pgs
Fees:13.00 Taxes:1054.50

20160216-0014306

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Chambers and Yaofang Zhang	Farmington Mortgage	**141-05-0A-031.00-CO**
1016 Nunnery Lane	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Sergiy V. Chetyrkin and Elena Kolobova, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Chambers and Yaofang Zhang, husband and wife

(hereinafter called the "Grantee"), his 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. 31 on the Plan of Final Plat Avondale Park, Phase 1, Section 1A, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20080226-0018937, 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 Sergiy V. Chetyrkin and Elena Kolobova, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20100420-0029644 Register's Office for Davidson County, Tennessee, dated April 16, 2010 and recorded on April 20, 2010 and Scriveners Affidavit recorded on May 12, 2010 in Instrument No. 20100512-0036483.

This is improved roperty known as **1016 Nunnery Lane, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record as Instrument Number 20080226-0018937, Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452 amended in Instrument No. Instrument No. 20090331-0028791, Instrument No. 20101223-0102254, Charter of record in Instrument Number 20081203-0117350, Agreement for Dedication of Ingress/Egress Easement of record in Instrument Number 20080701-0067905 and Instrument No. 20080701-0067906, Covenants, Conditions and Restrictions of record in Instrument Number 20020821-0100879, Access Easement of record in Instrument Number 20041207-0145662, Transmission Line Easement of record in Instrument Number 20060110-0003857, Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, Order to TVA of record in Book 4273, Page 280, Easement to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013639, Instrument No. 20040204-0013640 and Instrument No. 20040204-0013641 and Instrument No. 20080818-0084836, Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, Easement for right of way of an electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7, Easement for electric power transmission lines and poles with rights of ingress and egress granted United States of record in Book 4193, Page 903, Easement for water line of record in Book 5738, Page 832, Easement for sewer line of record in Book 7601, Page 400, Easement for water main of record in Book 1237, Page 674, Water Line Easement of record in Book 5738, Page 819, of which was abandoned in Instrument No. 20080826-0087638, Right of Way as shown on Plat of record in Book 4300, Page 49, Advertising space lease of record in Book 6078, Page 619, Easements noted in the deed of record in Book 10748, Page 878, Sanitary Sewer and Appurtenances of record in Instrument Number 20090414-0033625, Memorandum of lease of record in Book 10023, Page 638, Title to that portion of the Property embraced within

S.C.

the high and low watermark of the Big Harpeth River, Riparian rights claimed or asserted by surrounding land owners and the State of Tennessee, Title to that portion of the Property embraced with the bounds of any roads or highways, Lack of access to McCoy Land (Tract One), portion of the Property embraced within the bounds of any cemetery, with rights of ingress and egress thereto, that portion of the Property within the 100-year flood plain as shown on the overall boundary lay-out of Ragan- Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey), Lack of direct access to Highway I-40 from the Property, such right a of access having been granted as to part of the Property by John Smallman Cowden and wife, Ruby S. Cowden, to the State of Tennessee by a judgment, a certified copy of the which is of record in Book 3369, Page 316 and a drainage easement of 0.67 acres was also granted therein to the State of Tennessee; and such right of access having also been granted as to part of the Property by Robert Newsom Hutton by deed of record in Book 3033, Page 185, Restrictions of record as Instrument Number 20100420-0029644 rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee, and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of February, 2016.

Sergiy V. Chetyrkin

Elena Kolobova

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sergiy V. Chetyrkin and Elena Kolobova, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of February, 2016.

JoAnn B Sisemore

Notary Public
My Commission Expires: 7-3-2017

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SolomonParks File No. 160014 8119 Isabella Lane, Ste 104 Brentwood, TN 37027