BILL GARRETT, Davidson County
Trans:T20160023295 DEEDWARR
Recvd: 03/22/16 13:00 2 pgs
Fees:13.00 Taxes:888.00
20160322-0027114

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2016.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-4076D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jaime Ponce and Claudia E. Ponce, husband and wife (NAME)	Quicken Loans, Inc. (NAME)	181-1-B-97CO
7432 Tarmac Way (STREET ADDRESS)	1050 Woodward Ave (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Detroit, MI 48226-1906 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Li Jun Zheng, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaime Ponce and Claudia E. Ponce, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 123 on the plan of PHASE ONE, 2ND ADDITION TO SUGAR VALLEY, A RS10 CLUSTER LOT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, of record in Instrument # 20050105-0001853, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Li Jun Zheng, Unmarried from Yazdian Construction, Inc., a Tennessee Corporation, by Warranty Deed dated August 28, 2006, as Instrument No. 20060831-0107937, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Instrument # 20050106-0002201 and in Book 11069, page 14, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 20050105-0001853, Register's Office for Davidson County, Tennessee.
3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
4. Charter of Homeowner's Association of record in Book 11069, page 6, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 11069, page 24, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Instrument # 20130523-0052433, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewer/storm drainage as recorded in Book 9487, Page 901 and Book 9487, page 914, Register's Office for Davidson County, Tennessee.
8. Storm water Detention Agreement as recorded in Instrument # 20040305-0025147, Register's Office for Davidson County, Tennessee.
9. Gas line Easement as recorded in Book 2244, page 11, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7432 Tarmac Way, Nashville, TN 37211.

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. Whenever 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 18th day of March, 2016.

Li Jun Zheng 3/17/2016 March 18, 2016
Date

STATE OF Nevada

COUNTY OF Clark }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Li Jun Zheng, unmarried, 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 ~~18th~~ 17th day of ~~March, 2016~~.

My Commission Expires: 04-16-2019

Notary Public

BECKY GONZALES
Notary Public - State of Nevada
County of Clark
APPT. NO. 11-4473-1
My App. Expires Apr. 16, 2019

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066