Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067
#10539

BILL GARRETT, Davidson County
Trans:T20160025182 DEEDWARR
Recvd: 03/29/16 10:52 2 pgs
Fees:13.00 Taxes:1110.00
20160329-0029429

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Kasandra Oliveira
Affiant

Subscribed and sworn to before me, this 21st day of March, 2016.

Notary Public
My commission expires:

06-1602-76334

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Yasir Hawter 4008 Sweetberry Dr. Nashville TN 37211	United Shore Financial Services 1414 East Maple Rd. Troy, MI. 48083	181-01-0-B-201.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Yunfei Ouyang, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yasir Hawter, a married man**, hereinafter called the Grantees, their successors 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 Lot No. 67, on the Plan of Phase Four Addition to Sugar Valley, of record in Instrument No. 20070125-0018052, re-recorded in Instrument No. 20070205-0014763, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yunfei Ouyang, married by deed from Yazdian Construction, Inc., a Tennessee corporation, dated October 11, 2007, recorded October 15, 2007, of record in Instrument No. 20071015-0121771, and by deed of record in Instrument No. 20071015-0121891, Register's Office for Davidson County, Tennessee. Judgment of Divorce filed in the New York State Supreme Court at the Courthouse, New York County on August 13, 2014, Index No. 307098/2014, Calendar No.: 14U-08055, between Yunfei Ouyang and Zhen Sun.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4008 Sweetberry Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 21st day of March, 2016.

Yunfei Ouyang

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Yunfei Ouyang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of March, 2016.

Notary Public
State of Tennessee at Large

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission expires: