28233-8 Box 14 return to: Attorneys Title Company, Inc.

Box 14

BILL GARRETT, Davidson County
Trans:T20160026365 DEEDWARR
Recvd: 04/01/16 09:58 2 pgs
Fees:13.00 Taxes:1498.50
20160401-0030888

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$405,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2016.

Notary Public

My commission expires: 5-8-18

(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Teng Zhao	Farmington Mortgage	**171-03-0A-042.00-CO**
4901 Manassas Circle	2002 Richard Jones Rd, Ste 300A	
Brentwood, TN 37027	Nashville, TN 37215	

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 HEREBY ACKNOWLEDGED, WE,

Bobby Dallas Kirk and wife, Bettye Kirk,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teng Zhao and Danxia Yu, 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 Lot(s) 150, as shown on the map entitled Section 1A Fredericksburg, of record in Plat Book 7900, page 529, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BOBBY DALLAS KIRK and wife, BETTYE KIRK, by deed from CYNTHIA H. TOOLEY and husband, MICHAEL L. TOOLEY, of record in Instrument No. 20041104-0133230, dated October 29, 2004, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **4901 Manassas Circle, Brentwood, TN 37027**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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/our hand(s) this 31st day of March, 2016.

Bobby Dallas Kirk

Bobby Dallas Kirk

Bettye Kirk

Bettye Kirk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bobby Dallas Kirk and Bettye Kirk**, the bargainor(s) 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.

Witness my hand, at office, this **31st** day of **March, 2016.**

Notary Public

My Commission Expires: 9-26-16

