WARRANTY DEED

STATE OF TENNESSEE (W)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $710,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 01/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8213 PAN CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Chongbin Zhu and Yumei Pan	same	104-11-1A-001.00
2701 Acklen Avenue		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID MARKET, AND WIFE, KATHERINE MARKET AND PHILLIP STINSON

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

CHONGBIN ZHU AND YUMEI PAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2701 Acklen Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 13th day of June, 2016.

David Market by Katherine Market Attorney-in-Fact
David Market by Katherine Market, attorney-in-fact

Katherine Market
Katherine Market

Phillip Stinson
Phillip Stinson

BILL GARRETT, Davidson County
Trans: T20160050836 DEEDWARR
Recvd: 06/15/16 15:27 2 pgs
Fees: 13.00 Taxes: 2627.00
20160615-0060764

STATE OF TENNESSEE
COUNTY OF Williamson

On the 13th day of June, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Katherine Market, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of David Market for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of David Market.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

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, Katherine Market and Phillip Stinson, 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 and official seal at Franklin, Tennessee, this 13th day of June, 2016.

Notary Public
My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

file # 16-8213 PAN CP CB

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 2701, ACKLEN COMMONS, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20150316-0022321, and as shown on the plat of ACKLEN COMMONS recorded as Exhibit "B" of said declaration, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Salamah Magnuson and Seth Miller, Wife and Husband to David Market and Katherine Market, Husband and Wife, a 1/2 undivided interest and Phillip Stinson, a 1/2 undivided interest as tenants in common, as recorded on the 18th day of February, 2015 in Instrument No. 20150218-0013728; being a portion of Quitclaim Deed from Alan Miller and wife Barbara Miller, as Trustees of the Alan I. Miller Revocable Living Trust under agreement dated April 15, 2008 and Alan Miller and wife Barbara Miller, as Trustees of the Barbara L. Miller Revocable Living Trust under agreement dated April 15, 2008 to Salamah Magnuson and Seth Miller, husband and wife, as recorded on the 21st day of February, 2014 in Instrument No. 20140221-0014802; being a portion of Quitclaim Deed from Alan Miller and wife, Barbara Miller to Alan Miller and wife, Barbara Miller as Trustees of the Alan I. Miller Revocable Living Trust under an agreement dated April 15, 2008, a one-fourth (1/4) undivided interest, and to Alan Miller and wife, Barbara Miller as Trustees of the Barbara L. Miller Revocable Living Trust under an agreement dated April 15, 2008, a one-fourth (1/4) undivided interest, as recorded on the 22nd day of June, 2011 in Instrument No. 20110622-0048003; being a portion of Quitclaim Deed from Mitchell A. Watts, as Trustee to Salamah Magnuson and Seth Miller, wife and husband, an undivided one-half interest and Alan I. Miller and wife, Barbara L. Miller, an undivided one-half interest, as recorded on the 20th day of December, 2007 in Instrument No. 20071220-0146070 and being a portion of Warranty Deed from Mark C. Hill and Robert D. Dougher to Salamah Magnuson and Seth Miller, wife and husband, as recorded on the 28th day of December, 2006 in Instrument No. 20061228-0160270, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of David Market and Katherine Market, and Phillip Stinson pursuant to a power of attorney executed by the same on the 06/10/2016, and being filed for in Instrument # 20160615-0060763, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 106 and Exhibit "B" of Instrument No. 20150316-0022321, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150316-0022321, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Exhibit "D" of Instrument No. 20150316-0022321.

f. Charter of Acklen Commons recorded at Instrument No. 20150316-0022321.

g. Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20151218-0127403.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.