WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zoe Yue	Zoe Yue	104-06-0M-017.00-CO
(NAME) 19539 Mulberry Drive	(NAME) 19539 Mulberry Drive	
(ADDRESS) Walnut, CA 91789	(ADDRESS) Walnut, CA 91789	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/16/16 14:18 3 pgs
Fees:18.00 Taxes:1113.70
20160616-0061198

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jianping Sun and wife, Bin Gong, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Zoe Yue, unmarried, 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:

Being Unit No. B-9 on the Plan of a Condominium Plat of Fairmont Court Condominiums, also known as Fairmont Square II, according to the Master Deed of record in Book 6686, Page 708, as amended in Book 6712, Page 125, Book 6774, Page 221, as revised in Book 6823, Page 962, and modified in Book 6893, Page 62, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, Page 825, as amended in Book 6900, Page 98, said Register's Office, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Jianping Sun and Bin Gong, husband and wife by Warranty Deed from Sharon B. Tillman and Richard O. Quill, Jr. and Russanne Buchi-Fotre and Russell Buchi, Jr. of record in Instrument No. 20051028-0130447 Register's Office for Davidson County, Tennessee, dated October 25, 2005 and recorded on October 28, 2005.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 217 Fairmont Court, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Jianping Sun

Bin Gong

STATE OF ~~Tennessee~~ WASHINGTON

COUNTY OF ~~Williamson~~ KING

On this 15th day of June, 2016, before me a Notary Public in and for said State and County, du commissioned and qualified, personally appeared **Jianping Sun and Bin Gong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
8-28-16

Notary Public, ~~Christy Jones~~
Charles K. Wilmot II

NOTARIZE

CHARLES R. WILMOT II
NOTARY PUBLIC
COMMISSION EXPIRES
AUGUST 28, 2019
STATE OF WASHINGTON

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-16-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).