(1)

BILL GARRETT, Davidson County
Trans:T20160061265 DEEDWARR
Recvd: 07/18/16 10:16 2 pgs
Fees:13.00 Taxes:371.85
20160718-0073348

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$100,500.00**
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 15 day of July, 2016.
|
|NOTARY PUBLIC
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jianguo Du and Bo Jiang 3060 Casa Drive Nashville, TN 37214		108-03-153.00

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,

Tommy Parris and wife, Mildred A. Parris

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jianguo Du and Bo Jiang, 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 all of Lot No. 97B, on the Plan of Zone Lot Division, Lot Nos. 94, 95, 96, and 97, Patio Villa, Section Five, as shown by Plat appearing of record in Plat Book 6250, Page 490, revising Plat Book 5200, Page 633, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tommy Parris and wife, Mildred A. Parris by Warranty Deed from A.J. Medlock, unmarried, dated June 18, 2007, of record in Instrument Number 20070619-0073049, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 6250, Page 490, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Master Deed of record in Book 5970, Page 829, corrected in Book 6014, Page 978, Register's Office for Davidson County, Tennessee.
4) Property is subject to By-Laws of record in Book 6406, Page 799, said Register's Office.
5) Property is subject to the Condo Association Charter of record in Book 6031, Page 493, said Register's Office.
6) Property is subject to Rules and Regulations of record in Book 7266, Page 827, said Register's Office.
7) Property is subject to Easements for Water and Sewer Services to the Metropolitan Government of record in Book 6021, Page 843, Book 6021, Page 914, Book 6422, Page 60, Book 6021, Page 919, and Book 6422, Page 55, said Register's Office.
8) Property is subject to an Avigation Easement and Contract of record in Book 8878, Page 630, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3060 Casa Drive, Nashville, TN 37214**
(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.

Witness our hand(s) this 15th day of July, 2016.

X Tommy Parris
Tommy Parris

X Mildred A. Parris
Mildred A. Parris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tommy Parris and Mildred A. Parris, with whom I am personally acquainted, (or who 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 15th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076