WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064003 DEEDWARR
Recvd: 07/26/16 08:42 2 pgs
Fees:13.00 Taxes:573.50
20160726-0076595

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Danmei Houston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danmei L. Houston	Suntrust	
(NAME)	(NAME)	
504 Bell Trace Lane	1001 Semmes Ave. RVW 5093	162-16-0E/033.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **FREDERIC K. FERUZI AND WIFE, MAMBUANE FERUZI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANMEI L. HOUSTON, UNMARRIED AND WEN XU, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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 2, SECTION 2, BELL CREST, as shown on plat of record in Plat Book 9700, Page 20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frederic K. Feruzi, and wife, Mambuane Feruzi by Warranty Deed from Hamed Totounchi and wife, Maryam Totounchi, recorded on the 6th day of February, 2008 in Instrument No. 20080206-0012317, in the Register's Office of Davidson County, Tennessee. Frederic K. Feruzi and Frederic Katakwe Feruzi are one and the same. Mambuane Feruzi and Mambuana Mvibudulu are one and the same.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 9700, Page(s) 20 and Boundary Plat recorded in Plat Book 7900, Page 719, said Register's Office; restrictive covenants of record in Book 9408, Page 320, Book 9613, Page 20 and Book 9892, Page 927, said Register's Office; Charter of Bell Crest Homeowners Association, Inc. recorded in Book 9421, Page 454, said Register's Office.

This is improved x property, known as 504 Bell Trace Lane, Antioch, TN 37013
unimproved _
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 22 day of July, 2016

Frederic K Feruzi
by J Gregory Hardeman, Attorney in Fact

FREDERIC K. FERUZI, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

Mambuana Mvibudulu
by J Gregory Hardeman, Attorney in Fact

MAMBUANA MVIBUDULU, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

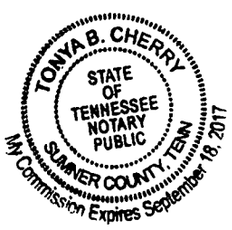
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22 day of July, 2016, before me personally appeared J. Gregory Hardeman to me known to be the person who executed the foregoing instrument on behalf of Frederic K. Feruzi and Mambuana Mvibdulu and acknowledged that he executed the same as the free act and deed of Frederic K. Feruzi and Mambuana Mvibdulu

Witness my hand and official seal at Nashville, Tennessee this 22 day of July, 2016.

Commission expires:



Notary Public