File 80x3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067898 DEEDWARR
Recvd: 08/05/16 14:30 2 pgs
Fees:13.00 Taxes:804.57

20160805-0081579

O-VRES-16-7277-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,450.00.

Clint B. Bolt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sunny Meadows, LLC	**New Owner**	
(NAME)	(NAME)	**114-8-C-122.00CO**
1418 Lady Nashville Court		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHANGQING ZHANG AND JIJIAN ZHENG, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUNNY MEADOWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 346, Legal Lot 118, on the Plan of West Park, Phase 3, described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants contained in said Declarations, are incorporated hereby reference and made a part of the same as though copied herein. Said Unit 346, Legal Lot 118 is more particularly described in Exhibit "B" to the Second Supplement to the Declaration of record in Instrument No. 20060202-0013378, Register's Office for said County.

Being the same property conveyed to Changqing Zhang and Jijan Zheng by Special Warranty Deed from Federal National Mortgage Association, recorded December 15, 2009 in Instrument No. 20091215-0114183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Boundary Plat of record in Instrument No. 20060202-0012968, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Nos. 20040304-0024541, 20041221-0151636, 20050222-0018812 and 20060202-0013378, Register's Office for Davidson County, Tennessee;
- Easement to Electric Power Board of record in Book 6301, Page 684, Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Instrument No. 20051123-0141922, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Taxes for the year 2016, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike #346, Nashville, Tennessee 37209**.

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 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 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 the 4th DAY OF AUGUST, 2016.

Changqing Zhang
Jijian Zheng by
Attorney In Fact
Jijian Zheng by Changqing Zhang, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANGQING ZHANG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Changquing Zhang, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JIJIAN ZHENG, and who acknowledged he/she/they executed the same as the free act and deed of the said JIJIAN ZHENG.

Witness my hand and official seal, this the 4th of August, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212