WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160070005 DEEDWARR
Recvd: 08/12/16 10:06 2 pgs
Fees: 13.00 Taxes: 2645.50

20160812-0084088

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence E. Foster and Karen Y. Booker	New Owner	104140H01000CO
(NAME)	(NAME)	
323 Whitworth Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **David X. Zhao, and wife and Yenya Hu,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clarence E. Foster and Karen Y. Booker,** 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:

Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Whitworth, Phase III, Section I, a Planned Unit Development, of record in Plat Book 7900, Page 866, 867, 868, and as amended in Book 9582, Page 345, as corrected in the Surveyor's Certificate of record in Book 10270, Page 34, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to David X. Zhao, and wife and Yenya Hu by deed dated June 15, 2006 from George E. Mock and Kathleen M. Mock, Co-Trustees or their Successors in Trust A/K/A " Mock Family Trust" U/D/T dated September 25, 1995 of record in Instrument No. 20060620-0073616, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 323 Whitworth Way, Nashville, TN 37205
(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 my/our hands this 9th day of August, 2016.

(X) _____ (X) _____
David X. Zhao Yenya Hu

State of, NC
County of Forsyth

Personally appeared before me David X. Zhao and Yenya Hu, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of August 2016

(X) Tammera L. Davis
Notary Public
My Commission Expires: 9/15/2019

OFFICIAL SEAL
TAMMERA L. DAVIS
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF FORSYTH
My Commission Expires _____

File No.: 16-Foster