WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 2-4-2019

(AFFIX SEAL)

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160072999 DEEDWARR
Recvd: 08/22/16 11:05 2 pgs
Fees:13.00 Taxes:497.65
20160822-0087474

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Qing Zhang and Junli Shi	Qing Zhang and Junli Shi	52-13B-232
(NAME)	(NAME)	
311 32nd Ave S, Unit A	311 32nd Ave S, Unit A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161848

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, KOLE CALHOUN AND WIFE, GABRIELLE CALHOUN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **QING ZHANG AND JUNLI SHI, 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 Lot No. 39, on the Plan of River Glen, Phase 5, Section 1, of record in Instrument No. 20011207-0135344, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kole Calhoun, married and Gabrielle Calhoun, married by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated April 25, 2013, of record in Instrument No. 20130502-0044233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument 20011207-0135344, Register's Office for said County; (b) Master Deed and ByLaws of record in Book 7566, page 571, amended in Instrument No. 20030425-0055851, Instrument No. 20030425-0055853, Instrument No. 20030506-0061411, Instrument No. 20030506-0061413, Instrument No. 20030508-0061769, Instrument No. 20030515-0066784, Instrument No. 20030522-0069839, Instrument No. 20030506-0061411, Instrument No. 20040915-0111299 and Instrument No. 20040915-0111301, said Register's Office; and (c) Rights of others in and to the common elements.

Unimproved ☐

This is improved ☒ property, known as 2536 Sonar Street, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 19th day of August, 2016

Kole Calhoun

Gabrielle Calhoun

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kole Calhoun and Gabrielle Calhoun, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2016.

Notary Public
My Commission Expires: 4/19/19

