Commitment Number: 16327759-B

After Recording, Send To:

Boston National Title Agency, LLC
400 Rouser Road, Bldg. 2, Suite 602
Coraopolis, PA 15108

Davidson County DEEDWARRSP
Recvd: 08/31/16 09:53 4 pgs
Fees:23.00 Taxes:296.00
20160831-0091227

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Haifeng Zhao and **Tianmao Bo**, 5515 Country Drive, Apt. 31, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133-08-0-200

SPECIAL WARRANTY DEED

Sabine Laporte and **Jude N. Laporte**, wife and husband, hereinafter grantors, whose tax-mailing address is **P.O. Box 148743, Nashville, TN 37214**, for $80,000.00 (Eighty Thousand Dollars and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Haifeng Zhao** and **Tianmao Bo**, husband and wife, hereinafter grantees, whose tax mailing address is **5515 Country Drive, Apt. 31, Nashville, TN 37211**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: BEING Lot No. 24B of the Zone Lot Division of Lot No. 24 on the Plan of Valley View Terrace of record in Plat Book 5200, Page 119, as amended for zone lot division in Plat Book 5200, Page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Property Address is: 475 Cathy Jo Circle, Nashville, TN 37211

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20140826-0077877 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133-08-0-200

Executed by the undersigned on 19 August, 2016:

Sabine Laporte

Jude N. Laporte

Jude N. Laporte

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 19 August, 2016 by **Sabine Laporte** and **Jude N. Laporte** who are personally known to me or have produced Driver License identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Clinton Bryant
Notary Public
Expires 09-03-2017

CLINTON BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of August, 2016.

Affiant

Sabine Laporte Sabine Laporte
Print Name

(Seal)

Clinton Bryant
Notary Public

My commission expires:

07-03-2017

CLINTON BRYANT
Print Name

CLINTON BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Joseph P. Vallone, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Joseph P. Vallone

Signature

State of ~~Allegheny~~ Pennsylvania JV

County of Allegheny

Personally appeared before me, Joseph P. Vallone, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracy L. Suter

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES: 10/24/17.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).