THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088732** BILL GARRETT, Davidson County Trans:T20160076583 DEEDWARR Recvd: 09/01/16 08:58 3 pgs Fees:18.00 Taxes:1165.50 20160901-0091806	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2016. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Qiming Zhang 2058 ELLIOTT AVE Nashville, TN 37204-2005	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-14-0A-019.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mert Karakas, a single person, as to a one-half (1/2) undivided interest and Gulfem Guler, a single person, as to a one-half (1/2) undivided interest, as tenants in common** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Qiming Zhang**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2058 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, 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 of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Quitclaim Deed from Murat Karakas, a single person, as to a one-third (1/3) undivided interest, Mert Karakas, a single perons, as to a one-third (1/3) undivided interest, and Gulfem Guler, a single person, as to a one-third (1/3) undivided interest to Mert Karakas, a single person, as to a one-half (1/2) undivided interest and Gulfem Guler, a single person, as to a one-half (1/2) undivided interest, as tenants in common, as recorded on the 1st day of August, 2008 in Instrument No. 20080801-0078662; Warranty Deed from Barton H. Harrison and wife, Laura R. Harrison to Murat Karakas, a single person, as to a One-third (1/3) undivided interest, and Mert Karakas, a single person, as to a One-third (1/3) undivided interest, and Gulfem Guler, a single person, as to a One-third (1/3) undivided interest, as recorded on the 14th day of August, 2006 in Instrument No. 20060814-0100134, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 4675, Page(s) 58.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20040429-0048517 and 20040909-0109214.

Charter of Waverly Place Townhome Corporation recorded at Instrument No. 20040429-0048518.

Generic Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument Nos. 20040910-0109386 and 20040910-0109387.

This is improved property located at 2058 ELLIOTT AVE Nashville, TN 37204-2005.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2016.

Mert Karakas

Mert Karakas

Gulfem Guler

Gulfem Guler

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mert Karakas and Gulfem Guler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2016.

_____
Notary Public

My Commission Expires: _____

See attached California Acknowledgement. Date 08.20.2016 RB

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On AUGUST 20, 2016 before me, Rory Brennan, Notary Public,
(insert name and title of the officer)

personally appeared MERT KARAKAS AND GULFEM GULER
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rory Brennan (Seal)

UPS5 RORY THOMAS BRENNAN
COMM. #2029228
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
My commission expires June 16, 2017 UPS5