BILL GARRETT, Davidson County
Trans:T20160076712 DEEDWARR
Recvd: 09/01/16 13:11 2 pgs
Fees:13.00 Taxes:1276.50
20160901-0092059

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of August, 2016, by and between Wen Wei Yan and Yun Ma, by Wen Wei Yan, husband and wife, party of the first part, and William L. Disspayne and Linda B. Disspayne, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 152 on the Plan of Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, of record in Plat Book 4675, Page 12, Register's Office, Davidson County, Tennessee.

Being all or part of the same property conveyed to Wen Wei Yan and Yun Ma by virtue of that certain Warranty Deed dated January 11, 2013, at Instrument No. 20130116-0005343 in the Register's Office of Davidson County, Tennessee.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable, subject to all applicable restrictions and easements of record; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Wenwei Yan
Wen Wei Yan

Yun Ma, by Wenwei Yan, attorney in fact
Yun Ma, by Wen Wei Yan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wen Wei Yan, and Wen Wei Yan, as Attorney in Fact for Yun Ma, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2016.

Ashlee D. Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Wen Wei Yan, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Yun Ma, the principal.

Wenwei Yan
Wen Wei Yan

WITNESS my hand and official seal at office this 29th day of August, 2016.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Linda Disspayne and Bill Disspayne

Tax Parcel No 131050A15200CO

owner address:
Property Address: 152 Jefferson Sq
Nashville, TN 37215

MAIL TAX
BILLS TO: SunTrust mortgage Inc
901 Semmes Avenue
Richmond, VA 23224

STATE OF Tennessee
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $345,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nancy Garrett
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of August, 2016.

Priscilla C. Urbanek
Notary Public

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 3, 2020