BILL GARRETT, Davidson County
Trans:T20160083220 DEEDWARR
Recvd: 09/22/16 11:13 2 pgs
Fees:13.00 Taxes:758.50
20160922-0099898

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of September, 2016 by and between Ryan Patrick Eberlin and wife, Kara Eberlin, hereinafter referred to as GRANTOR, and Jingtian Fang, unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 297 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ryan Patrick Eberlin and wife, Kara Eberlin, by Warranty Deed, from Centex Homes, a Nevada General Partnership, dated November 13, 2008, recorded December 8, 2008, of record in Instrument No. 20081208-0118396, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 8315 Rossi Road, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

Mail Return
SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

WITNESS MY HAND on the day and year first above written.

Ryan Patrick Eberlin

Kara Eberlin

Kara Eberlin

INDIVIDUAL
STATE OF Pennsylvania
COUNTY OF Bradford

Personally appeared before me, a Notary Public of said county and state, Ryan Patrick Eberlin and wife, Kara Eberlin, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

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

Amber Chilson
Notary Public

My Commission Expires: 2/25/18

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Amber Chilson, Notary Public
Sayre Boro, Bradford County
My Commission Expires Feb. 25, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Name and Address of Property Owner:
Jingtian Fang and Zhiying Cui
8315 Rossi Road,
Brentwood, TN 37027

Send Tax Statements to:
Jingtiang Fand
8315 Rossi Rd
Brentwood TN 37027
Map & Parcel: 181-11-0-C-049.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $205,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of September, 2016.

Tammy Morris
Notary Public

My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-513