WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Qing Zhang	Qing Zhang	035 01 0A 002.00
(NAME)	(NAME)	
303B Ladybird Dr.	311 32nd Ave. S., Unit A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul B. Warner and Richard C. Wright,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Qing Zhang and Junli Shi,wife and husband,** 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 Unit No. 303B, of Ladybird Townhomes, of record in instrument No. 20081104-0109559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to DeRon Jenkins by Quitclaim deed from DY Properties II, LLC of record in Instrument 20071221-0146525 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Paul B. Warner and Richard C. Wright by Quitclaim Deed from DeRon Jenkins of record in Instrument Number 20161007-0106542, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 303B Ladybird Dr., Nashville, TN 37217
(House Number) (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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160088757 DEEDWARR
Recvd: 10/07/16 14:58 2 pgs
Fees:13.00 Taxes:554.63
20161007-0106543

Witness my/our hands this 9th day of September, 2016.

Paul B. Warner

Richard C. Wright

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be of Paul B. Warner and Richard C. Wright and that they as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as

WITNESS my hand and seal this 9th day of September, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No: 14431

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD