BILL GARRETT, Davidson County
Trans:T20170033830 DEEDWARR
Recvd: 04/21/17 12:43 2 pgs
Fees:13.00 Taxes:555.00
20170421-0039385

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 18th day of April, 2017, by and between Brenda L Photivihok, unmarried, party of the first part, and Hong Jun Liao and Yiqun Zhang, 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 Lot No. 14 on the Plan of Battlewood, Section 1, of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being all or part of the same property conveyed to Brenda L. Photivihok by virtue of that certain CASH Deed dated October 29, 2003, and being of record at Instrument No. 20031113-0166025 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 I do covenant with the said GRANTEE(S) that I am 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 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Book 3791, page 321, Book 1494, page 513, and in Book 1911, page 67 and Easements of record in Book 1835, page 513, and in Book 4373, page 171, said Register's Office; and I do further covenant and bind myself, my 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.

Brenda L Photivihok

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brenda L Photivihok with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2017.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Hong Jun Liao and Yiqun Zhang
22 Cameo Drive
Nashville, TN 37211

Tax Parcel No 11912002200

Property Address: 22 Cameo Drive
Nashville, TN 37211

MAIL TAX BILLS TO: Owner at Property Address

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 $150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Yiqun Zhang
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of April, 2017.

Notary Public

My Commission Expires:

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019