BILL GARRETT, Davidson County
Trans:T20170053123 DEEDWARR
Recvd: 06/21/17 11:20 2 pgs
Fees:13.00 Taxes:2035.00
20170621-0062464

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2017.

Notary Public
My commission expires: 1-8-19

ISHA C PALDWIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

Address of New Owner:	Send Tax Bills to:	Tax Information
Zhenkai Zhang 65 Ravenwood Hills Circle Nashville, TN 37215	New owner	131-06-0C-052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **William S. Ramey and wife, Sheryl D. Ramey,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Zhenkai Zhang and Ran Xu** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: *husband +wife

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Burton Hills Village of Ravenwood Tract 20, as of record in Plat Book 6900, page 363, amended in Book 7436, page 795, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William S. Ramey and wife, Sheryl D. Ramey by Warranty Deed from Whitney B. Conyers and Walter D. Conyers, wife and husband, recorded on June 10, 2013 in Instrument Number 20130610-0058839, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **65 Ravenwood Hills Circle, Nashville, TN 37215.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 6900, Page 363 as amended in Book 7436, Page 795; (2) Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Ravenwood of record in Book 7071, page 460 amended in Book 7146, page 183, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); (3) Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, and Book 7046, page 520, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); (4) Charter of Incorporation of Burton Hills Village of Ravenwood Association, Inc. of record in Book 7189, page 67; (5) Charter of Incorporation of Burton Hills Homeowner's Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216; (6) Charter of Incorporation of Burton Hills

Recreational Association, Inc. of record in Book 6517, page 511 amended in Book 6921, page 214; (7) Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210; (8) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250; (9) All matters appearing on the Plan of record as Book 6900, page 55; (10) Maximum square footage allocation in Book 7147, page 421; (11) Appointment of Successor Trustee recorded in Book 10386, page 864; (12) Agreement recorded in Book 6470, page 383, Book 6655, page 47 and in Book 7147, pages 411 and 416; (13) Assignment of Rights and Status of Developer recorded in Book 8967, page 719; All of record in the Register's Office for 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 15th day of June, 2017.

William S. Ramey

Sheryl D. Ramey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William S. Ramey and Sheryl D. Ramey,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of June, 2017.

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2017055255