Bill Garrett Davidson County
Batch# 21989 DEEDWARR
11/03/2017 10:50:19 AM 2 pgs
Fees: $13.00 Taxes: $958.30
20171103-0113096

SolmonParks File No. 80170123

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39766

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2017.

Notary Public

My commission expires: 10/31/2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alliance Home Builders, LLC	**New Owner**	**081-16-0-197.00**
107 Fairmont Drive		
Franklin, TN 37064		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jun Yen Zhang, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alliance Home Builders, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 82 on the Plan of McGavock's Town of North Nashville of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 82 fronts 50 feet on the Southerly side of Monroe Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jun Yen Zhang by Warranty Deed from 909 Development Group, LP, a Tennessee limited partnership, of record as Instrument No. 20161026-0113388 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1017 Monroe Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing)and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of November, 2017.

Jun Yen Zhang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jun Yen Zhang, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 1st day of November, 2017.

Notary Public

My Commission Expires: 7.21.19

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SP 11/2015