WARRANTY DEED

Bill Garrett Davidson County
Batch# 25775 DEEDWARR
11/15/2017 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,729.75
20171115-0117343

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $467,500.00.

Affiant

Subscribed and sworn to before me this 7th day of NOVEMBER, 2017.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jun Qian and Xiaorong Zhao Qian	GMH Mortgage Services, LLC	131-06-0C-003.00CO
809 Huntington Circle	625 W. Ridge Pike, Building C Suite 100	
Nashville, TN 37215	Conshohocken, PA 19428	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bibo Feng and Jun Zhou, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jun Qian and Xiaorong Zhao Qian, husband and wife,,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 115, on the Plan of Burton Hills Village of Huntington, Tract 10, a portion of Zone Lot 11 of record in Plat Book 6250, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bibo Feng and Jun Zhou, husband and wife from Tomiji Takizawa and wife, Akiko Takizawa by Warranty Deed on August 3, 2012, of record in Instrument Number 20120816-0073323, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 6250, Page 612, as amended in Book 6637, Page 717, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, and Book 7146, page 188, Register's Office for said County; Declaration of Restrictions of record in Book 6326, page 588, Register's Office for said County; Declaration of Covenants, Conditions, and Restrictions of record in Book 6644, page 1, as amended in Book 6917, page 724, Register's Office for Davidson County, Tennessee.
- Open Space Agreement with Metro Government and Burton Hills of record in Book 6470, Page 383, Book 6655, Page 47; Book 6917, Page 704, Book 7147, Page 411, and Book 7147, Page 416, Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Village Homeowner's Association, Inc., of record in Book 6517, Page 505, as amended in Book 6665, Page 12, and Book 6921, Page 218, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 6911, Page 831, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, page 250, and Book 4298, page 491 Register's Office for said County; Maximum Square Footage Allowance of record in Book 6637, page 717, Register's Office for said County; Subject to all matters on Plan of record in Plat Book 6250, page 649 and Plat Book 6900, page 304, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **809 Huntington Circle, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 7, 2017.

Bibo Feng

Jun Zhou

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bibo Feng and Jun Zhou, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 7, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.