WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, ~~WHICHEVER~~ IS GREATER IS, **$269,999.00.**

Affiant

Subscribed and sworn to before me this 8th day of November, 2017.

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

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

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:
Jenny Emerson, Joel Emerson and Ann Bassett	Fairway Independent Mortgage Corporation	095-11-0-181.00
2502 Merry Oaks Drive	4201 Marsh Lane	
Nashville, TN 37214	Carrollton, TX 75007	

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, **Zhambala Holding, LLC, a Tennessee limited liability company** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jenny Emerson, a single woman, Joel Emerson, a married man Ann Bassett, a married woman all as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 on the Plan of Merry Oaks, Section II, of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Xili Niu from Colleen A. Whitley and Pamela L. Bowman, both unmarried by Warranty Deed on June 26, 2007, of record in Instrument Number 20070702-0078647, Register's Office for Davidson County, Tennessee. Further conveyed to Zhambala Holding, LLC from Xili Niu, married and Meili Yang, spouse of Xili Niu, by Quitclaim Deed on April 26, 2012, of record in Instrument Number 20120427-0036068, Register's Office for Davidson County.

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 as shown on the Plan of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee.
- Easement and Agreement in Book 5112, Page 522, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2502 Merry Oaks Drive, Nashville, TN 37214**

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.

Bill Garrett Davidson County
Batch# 26242 DEEDWARR
11/16/2017 09:28:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20171116-0117687

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 8, 2017.

Zhambala Holding, LLC

By Xili Niu, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Xili Niu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Zhambala Holdings, LLC, the within named bargainor, a limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Zhambala Holding, LLC as Managing member.

WITNESS my hand and seal at office the day and year above written.

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.