THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 36980 DEEDWARR
12/14/2017 10:25:23 AM 3 pgs
Fees: $18.00 Taxes: $614.20
20171214-0127459

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
You Min Zhang and Jing Zhou 900 19th Avenue South, #310 Nashville, Tennessee 37212	Same as Owner	092-16-OB-031.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **BENT CREEK PROPERTIES, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **YOU MIN ZHANG AND JING ZHOU**, a married couple, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit 310, University Square Condominium Apartments, as shown on plat of record in Plat Book 6900, Page 124, as established under Master Deed of record in Book 7051, Page 529, amended in Book 7119, Page 884, in the Register's Office for Davidson County, Tennessee. To which master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Bent Creek Properties, LLC, a Tennessee Liability Company, by Quitclaim Deed from Ronnie D. Wilkins, a married man, of record in Instrument No. 20160301-0019507, recorded 3/1/2016, Davidson County Register of Deeds.

This property is commonly known as **900 19th Avenue South, #310, Nashville, TN 37212**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hands of the Members of Bent Creek Properties, LLC, as of the dates noted below:

BENT CREEK PROPERTIES, LLC

BY: Ronnie Wilkins Date: 12/12/17
Ronnie Wilkins, Member

BY: Elaine G Wilkins Date: 12-12-17
Elaine G. Wilkins, Member

HOLLIE N. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE

STATE OF Tennessee)
)
COUNTY OF Fayette)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **RONNIE WILKINS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be a **Member** of **BENT CREEK PROPERTIES, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **BENT CREEK PROPERTIES, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 12 day of December, 2017:

Hollie Holland
NOTARY PUBLIC

My Commission Expires: May 27, 2020

HOLLIE N. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE

STATE OF Tennessee)
)
COUNTY OF Fayette)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ELAINE G. WILKINS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be a **Member** of **BENT CREEK PROPERTIES, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **BENT CREEK PROPERTIES, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 12 day of December, 2017:

Hollie Holland
NOTARY PUBLIC

My Commission Expires: May 27, 2020

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $166,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2017:

Notary Public

My Commission Expires: 2-2-18

N. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON