This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1510

Bill Garrett Davidson County
Batch# 62646 DEEDWARR
02/27/2018 09:39:08 AM 2 pgs
Fees: $13.00 Taxes: $567.76
20180227-0018168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $153,450.00

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2018

Notary Public
My Commission Expires: 11-3-20

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Songmin Cai and Feixia Zhang 6556 Banbury Crossing Brentwood, TN 37027	NEW OWNER	147070B04100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Mermen Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Songmin Cai and Feixia Zhang, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit H-41 in Woodlea Place Townhomes, of record in Plat Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mermen Properties, LLC, a Tennessee Limited Liability Company, from James H. Jones, Jr., a single man by Warranty Deed, dated September 26, 2017, of record in Instrument No. 20171002-0100285, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4958 Edmondson Pike, #H41, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 6th day of February, 2018.

GRANTOR:

Mermen Properties, LLC, a Tennessee Limited Liability Company

By: _____
Billy Tatom, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Billy Tatom**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Member** of **Mermen Properties, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of **Mermen Properties, LLC**, by the said **Billy Tatom** as **Member**.

WITNESS my hand and seal at office this 6th day of February, 2018.

_____
Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
PERRY COUNTY
My Commission Expires APRIL 28, 2019