THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315289

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett
Batch# 84425
04/25/2018 08:50:43 AM
Fees: $13.00 Taxes: $1,887.00

Davidson County
DEEDWARR
2 pgs

20180425-0038730

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Liping Ren and Qingxiao Zhu 616 Bloomfield Way Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-12-0A-008.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beshoy Saman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Qingxiao Zhu and Liping Ren, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8 , as shown on the map entitled Section One Addition to Brelan Park at Saddlewood, of record in Plat Book 7900, page 788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BESHOY SAMAN, by deed from GANGADHAR SENAPATI and wife, INDU SENAPATI, of record in Instrument No. 20120531-0047277, dated May 24, 2012, said Register's Office.

Heather Saman joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 171-12-0A-008.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 7900, page 788, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8891, page 850, Book 9462, page 398, Book 9670, page 494 and Book 9480, page 387, said Register's Office.

ByLaws of Brelan Park at Saddlewood Homeowners Association, Inc. in Book 8891, page 869, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8175, page 792, said Register's Office.

Right-of-Way Easement of record in Book 6590, page 37, said Register's Office.

This is improved property located at 616 Bloomfield Way Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of April, 2018.

Beshoy Saman

Heather Saman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beshoy Saman and Heather Saman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018