File No. 90330

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: July 1, 2009
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 1, 2009

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huizhen Liu	New Owners	104-11-0A-023.00
(NAME)	(NAME)	
2303 Bernard Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wilson Stewart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Huizhen Liu and Detang Shi, wife and husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. B-7, Parcel No. 23, in the horizontal property regime which is located on the plat of Villager West Condominium, of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilson Stewart by deed from Wilson Stewart and wife, Carolyn Strickland Stewart dated 10/30/1998 and recorded 11/02/1998 in Book 11180, page 167, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager West Condominiums of record in Book 5452, page 419, Register's Office for Davidson County, Tennessee, and is subject to Bylaws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5452, page 460, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.

This property is not now nor has it ever been the residence of the Grantor.

BILL GARRETT, Davidson County
Trans: T20090026807 DEEDWARR
Recvd: 04/23/09 12:39 2 pgs
Fees: 13.00 Taxes: 370.00

20090423-0036901

File No. 90330

unimproved ☐

This is improved ☒ property, known as 2134 Fairfax Ave. Unit B-7, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 21st day of April, 2009.

Wilson Stewart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILSON STEWART, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2009.

Commission expires: July 1, 2009

Dolly T. Peay

Notary Public

