WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017912 DEEDWARR
Recvd: 03/28/11 12:40 2 pgs
Fees:13.00 Taxes:394.05
20110328-0023663

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$106,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES:

(Official SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xiaobing Ma	**Same As Owner**	
(NAME) **2124 Fairfax Avenue Apartment 110**	(NAME)	**MAP 104-11-F**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	**PARCEL 11.00CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RAY C. HOTCHKISS AND WIFE, MARTHA C. HOTCHKISS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XIAOBING MA AND WIFE, QIUFANG CHENG,** 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:

Land in Davidson County, Tennessee, being Unit No. 110 on the Plan of The Cloister's Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6317, page 688, and amended in Book 6533, page 580, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in said Mater Deed. Reference is hereby made to the Plat of The Cloister Condominiums as shown on Exhibit "C" to the Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Ray C. Hotchkiss and wife, Martha C. Hotchkiss by Warranty Deed from Sultan M. Siddiqi and wife, Mouzon W. Siddiqi filed for record August 26, 2008 as Instrument No. 20080826-0087634, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6317, page 688, Exhibit "C", said Register's Office; (c) Master Deed & Restrictive covenants contained in Book 6317, page 688 and Book 6533, page 580, said Register's Office; (d) Charter of record in Book 6346, page 694; and (e) By-Laws of record in Book 6317, page 720, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2124 Fairfax Avenue Apartment 110, 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 our hands this 25th day of March, 2011.

Ray C. Hotchkiss

Martha C. Hotchkiss

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF Collin

ASHWINI K LOEFFLER
My Commission Expires
August 8, 2011

Personally appeared before me, the undersigned, of said County, Ray C. Hotchkiss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 2011.

Commission expires: August 8, 2011

Notary Public

STATE OF TEXAS
COUNTY OF Collin

ASHWINI K LOEFFLER
My Commission Expires
August 8, 2011

Personally appeared before me, the undersigned, of said County, Martha C. Hotchkiss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 2011.

Commission expires: August 8, 2011

Notary Public