WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056623 DEEDWARR
Recvd: 07/03/13 10:04 2 pgs
Fees:13.00 Taxes:950.90
20130703-0068726

RETURN TO
Stewart Title Company
121 First Avenue South
Franklin, TN 37064
File # 01288-1554

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Kim A. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JULY, 2013.

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 5-17-15
(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huan Qiao	same	
(NAME)	(NAME)	131-6-D-504
504 Belair Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ALFRED H. DAVIDSON IV, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XIAOHUA WEI AND HUAN QIAO, 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:

Land in Davidson County, Tennessee, being Unit No. 504 of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page, 827 and Book 6962, page 325, 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 Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, as set forth in said Master Deed, as amended, for a more complete description of said Unit.

Being the same property conveyed to Alfred H. Davidson, IV, unmarried by Warranty Deed from Jennifer McPherson Ford Adams and husband, Alfred Thompson Adams, III of record in Instrument No. 20060612-0069492, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Plat Book 6250, Page 284 and Plat Book 6250, page 649, said Register's Office; and (c) restrictive covenants of record in Book 6690, page 70, Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, Book 9398, page 43 and Instrument No. 20010627-0068123 and re=-recorded in Instrument No. 20050708-0079325, said Register's Office; (d) Bylaws of record in Book 6690, page 119, Book 6911, page 827 and Instrument No. 20031016-0153582, said Register's Office; (e) Agreements of record in Book 6470, page 383 and Book 6655, page 47, said Register's Office, (e) Subject to Deed for Sewer, sewer lines and water main of record in Book 7240, pages 551,567, and 610 and Book 7275, page 826, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 504 Belair Way, Nashville, TN 37215

(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

Witness my hand this 1st day of July, 2013.

Alfred H Davidson IV
by J Greg Hardeman, Attorney in Fact

Alfred H. Davidson IV, By: J. Greg Hardeman, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of July, 2013, before me personally appeared J. Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf Alfred H. Davidson IV and acknowledged that he executed the same as the free act and deed of Alfred H. Davidson IV.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2013.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

Notary Public