WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086502 DEEDWARR
Recvd: 10/07/13 11:10 2 pgs
Fees:13.00 Taxes:189.22

20131007-0105029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,141.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xiao Guang Wang	Xiao Guang Wang	133-11-O-A-62.00 CO
(NAME)	(NAME)	
500 Paragon Mills Road, Unit K-4	500 Paragon Mills Road, Unit K-4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Nicky Wayne Reynolds, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Xiao Guang Wang, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-4 on the Plan of Canterbury Hall Condominium Apartment, of record in Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nicky Wayne Reynolds, by deed of record in Instrument Number 20031205-0175395, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Canterbury Hall Condominium Apartment of record in Book 5200, Page 159, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 5440, Page 255, Book 5441, Page 819, Book 5865, Page 101, Register's Office for Davidson County, Tennessee. Easement of Comcast of record in Instrument No. 20090615-0055410, Register's Office for Davidson County, Tennessee. Subject to all boundary Plat Book 3842, Page 235, Register's Office for Davidson County, Tennessee. Acknowledgment in vesting deed 20031205-0175395 is faulty. Subject to any corrective measures you deed appropriate. Charter of Canterbury Hall HOA Book 5446, Page 152, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 500 Paragon Mills Road, Nashville, TN 37211, Unit K-4

(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 3rd day of October, 2013.

Nicky Wayne Reynolds

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicky Wayne Reynolds, 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 at Franklin, Tennessee this 3rd day of October, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017