WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089986 DEEDWARR
Recvd: 10/18/13 13:50 2 pgs
Fees:13.00 Taxes:518.00
20131018-0109174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/4/15
(AFFIX SEAL)

KIMBRA SPANN
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
Peng Xu	New Owner	
(NAME)	(NAME)	131-2A-29CO
2116 Hobbs Rd., F2		
(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, **LYDIA JUNE EVANS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PENG XU AND WIFE, RUIYING HU,** 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. F-2, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of Record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Lydia June Evans by Deed from Douglas L. Chambers and wife, Martha J. Chambers of record in Book 6367, page 95, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 4595, page 74 and Book 5200, page 54, said Register's Office; and (c) master deed and bylaws of record in Book 5289, page 515, Book 5292, page 958, Book 5293, 612, Book 6822, page 893, Book 7802, page 209 and Book 7824, page 874, said Register's Office; (d) charter of record in Book 5296, page 689, said Register's Office..

unimproved ☐

This is improved ☒ property, known as 2116 Hobbs Rd., F2, 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 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 11th day of October, 2013.

Lydia June Evans

Lydia June Evans

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 Lydia June Evans, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015