Box 10-B

BILL GARRETT, Davidson County
Trans:T20130099405 DEEDWARR
Recvd: 11/22/13 14:38 2 pgs
Fees:13.00 Taxes:407.00

20131122-0120596

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JING HAO | JING HAO | 104-11-0A-034.00-CO |
| (NAME) 2134 FAIRFAX AVE.,UNIT C-2 | (NAME) 3708 Hilldale Drive | |
| (ADDRESS) NASHVILLE, TN 37212 | (ADDRESS) Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DONALD ARKOVITZ AND WIFE, MARTHA ARKOVITZ, FORMERLY KNOWN AS MARTHA E. SHIPMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JING HAO**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit C-2 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being the same property conveyed to Donald Arkovitz, unmarried, and Martha E. Shipman, unmarried, as joint tenants with rights of survivorship, by deed from Miriam H. Greif, Trustee of the Revocable Trust Agreement of Miriam H. Greif, dated May 9, 1995, of record in Book 10135, Page 336, dated July 26, 1996, said Register's Office. Donald Arkovitz and Martha E. Shipman have since married. Martha E. Shipman is now known as Martha Arkovitz.

This conveyance is subject to Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to easements, assessments, special assessments, charges, liens contained in the Master Deed for Villager West Condominium of record in Book 5452, page 419, and any and all other easements, restrictions and conditions which may affect said premises of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as 2134 FAIRFAX AVE., UNIT C-2, 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 **22nd day of November, 2013.**

**DONALD ARKOVITZ** **MARTHA ARKOVITZ**

**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 **Donald Arkovitz and Martha Arkovitz,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this **22nd** day of **November, 2013**.

My Commission expires: **May 5, 2015.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public