WARRANTY DEED

B-VRES-13-3818-305

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yuan Zhou	Wells Fargo Bank NA	
3818 West End Avenue, Unit 305	(NAME) 1525 W WT Harris Blvd.	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Charlotte, NC 28262	104090K30500CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEWIS FRANKLIN SAETTEL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YUAN ZHOU, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 305, AS SHOWN ON THE PLAN OF THE MONTCLAIR, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT B TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 7332, PAGE 380 AS AMENDED IN BOOK 7902, PAGE 113 AND INSTRUMENTS 200212310162451 AND 200301130005471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO LEWIS FRANKLIN SAETTEL BY WARRANTY DEED FROM JILL L. HEAVRIN AND HUSBAND, BENJAMIN S. HEAVRIN, DATED APRIL 7, 2011 AND FILED FOR RECORD ON APRIL 11, 2011 IN INSTRUMENT NO. 201104110027641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 6900, PAGE 954; RESTRICTIONS OF RECORD IN BOOK 6846, PAGE 838; MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7332, PAGE 380, AS AMENDED IN BOOK 7902, PAGE 113 AND INSTRUMENT NOS. 200212310162451 AND 200301130005471; EASEMENT OF RECORD IN BOOK 6846, PAGE 833 AND BOOK 7902, PAGE 145; AND CHARTER OF RECORD IN BOOK 7887, PAGE 462, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue, Unit 305, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130101575 DEEDWARR
Recvd: 12/03/13 15:23 2 pgs
Fees:13.00 Taxes:851.00
20131203-0123236

Witness my/our hand(s) this 21st day of November, 2013.

Lewis Franklin Saettel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lewis Franklin Saettel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

P

Foundation ' ' **LC.**
2672 N.
Mt. Juliet, .