File Box 8

BILL GARRETT, Davidson County
Trans:T20140019901 DEEDWARR
Recvd: 03/25/14 14:13 2 pgs
Fees:13.00 Taxes:155.40
20140325-0024505

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53290
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Xiaoyan Zhan 261 White Bridge Road #123 Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-20-C-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$42,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cecilie Rickard, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Xiaoyan Zhan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 123 of West End Terrace Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6657, page 549, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Cecilie Rickard by Warranty Deed from Emily S. Bennett dated July 1, 2007 and recorded on July 11, 2007 of record in Document No. 20070711-0082733, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in as set forth in Exhibit "D" to the Master Deed and By-Laws in Book 6657, page 549, said Register's Office, which Plan shows minimum building set back lines and easements for public utility and drainage purposes to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6657, page 549, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 261 White Bridge Road , Unit 123, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20 day of ~~June~~ March, 2014. CR

Cecilie Rickard

Cecilie ~~Ri~~ckard

State of Connecticut

County of New Haven

On this 20 March st day of ~~June~~, 2014 , before me the undersigned authority, personally appeared Cecilie Rickard , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Aug 31, 2014

Notary

PATRICIA N. LOMBARD
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2014

PATRICIA N. LOMBARD NOTARY PUBLIC CONNECTICUT

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $42,000.00

Affiant

Sworn and subscribed before me this the 20 March st day of ~~June~~, 2014

My Commission Expires: _____

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017