THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040540** RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2014. Notary Public My Commission Expires: ____

BILL GARRETT, Davidson County
Trans:T20140025586 DEEDWARR
Recvd: 04/16/14 08:57 2 pgs
Fees:13.00 Taxes:869.50
20140416-0031615

WARRANTY DEED

Address New Owner: Jia Bi 9220 Prestmoor Place Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104090K11300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna M. Jackson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jia Bi**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 113, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7332, Page 380, amended in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Anna M. Jackson, unmarried by Warranty Deed from Leigh Ann Glaser Wolfson, Co-Executor and Christian Laurie Glaser, Co-Executor of the Edward J. Glaser, Jr. Estate, recorded on the 2nd day of April, 2012 in Instrument No. 20120402-0027711, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE MONTCLAIR, as recorded in Plat Book 6900, Page(s) 954.

Covenants, Conditions and Restrictions as recorded in Book 6846, Page 838.

Charter of Homeowners Association recorded in Book 7887, Page 462.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MONTCLAIR of record in Book 7332, Page 380 , as amended by instrument(s) of record in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Ingress/Egress, recorded in Book 6846, Page 833, Book 6881, Page 926 and Book 7902, Page 109.

Easement recorded in Book 7902, Page 145.

This is improved property located at 3818 West End Ave #113 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2014.

Anna M. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna M. Jackson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014