THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040591**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $123,500.00. Affiant Subscribed and sworn to before me, this 23rd day of April, 2014. Notary Public My Commission Expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0128X-20039

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tianbing Ding and Jing Cao 212 Cobblestone Landing Mt. Juliet, TN 37122	New Owner	Tax Parcel ID No. 131010D23700CO

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, **Elizabeth C. Fowler, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tianbing Ding and wife, Jing Cao**, ("Grantees"), their 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 all of Unit 237, aka Apartment 24-W, of GEORGETOWN APARTMENTS, a Condominium, as shown on plat of record in Plat Book 5200, Page 4, as established under Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516 and Instrument 201207310067332, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Elizabeth C. Fowler an unmarried woman by Warranty Deed from Sarah Louise McNamee, recorded on the 16th day of August, 2010 in Instrument No. 20100816-0064548, 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, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GEORGETOWN APARTMENTS Condominium of record in Book 5211, Page 325, Book 5616, Page 133 and Book 6079, Page 516; 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.

Charter of Homeowners Association recorded in Book 5233, Page 459.

Easement to Electric Power Board recorded in Book 7873, Page 859.

BILL GARRETT, Davidson County
Trans: T20140028319 DEEDWARR
Recvd: 04/25/14 10:34 2 pgs
Fees: 13.00 Taxes: 456.95

20140425-0034928

Easement for Sanitary Sewer-Storm Drainage recorded in Book 4308, Page 575.

Resolution of the Board of Directors for the 5025 Hillsboro Homeowners Association recorded at Instrument No. 20120731-0067332.

Grant of Easement recorded at Instrument No. 20110620-0047283.

This is improved property located at 5025 Hillsboro Pike #24 W Nashville TN 37215.

Josh Kent, husband of Elizabeth C. Fowler, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 23rd day of April, 2014.

Elizabeth C. Fowler

Josh Kent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth C. Fowler and Josh Kent, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2014.

Notary Public

My Commission Expires: _____

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