WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039337 DEEDWARR
Recvd: 06/04/14 14:36 2 pgs
Fees:13.00 Taxes:886.15
20140604-0048558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shilin Yang	Same as new owner	104-06-0G-013.00 CO
(NAME) 1009 Cherry Blossom Ct.	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SKYLER A. DALLEY, DENVER DALLEY AND ARTHUR F. DALLEY, II, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHILIN YANG AND WEN HU, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 113 on the Plan of Fairmont Square I Condominiums, of record in Plat Book 6250, page 310, 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 Fairmont Square Condominium Association, a horizontal property regime established by Master Deed of record in Book 6445, page 612, as amended in Book 6484, page 111, and Book 6653, page 895, said Register's Office.

Being the same property conveyed to SKYLER A. DALLEY AND DENVER DALLEY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from ANUP SABHARWAL, AN UNMARRIED MAN, of record as Instrument No. 20070621-0074265, dated June 15, 2007, said Register's Office. Then being further conveyed to SKYLER A. DALLEY, DENVER DALLEY AND ARTHUR F. DALLEY, II, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from SKYLER A. DALLEY AND DENVER DALLEY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record as Instrument No. 20070829-0103485, dated August 22, 2007, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien but not yet due and payable; all matters appearing on the Plan of Fairmont Square I Condominiums, of record in Plat Book 6250, Page 310, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 113 Fairmont Place, Nashville, TN 37203
(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 2nd day of June, 2014.

Skyler A. Dalley by Arthur F. Dalley II, his atty in fact
Skyler A. Dalley
By: Arthur F. Dalley, II, attorney in fact

Denver Dalley by Arthur F. Dalley II, his atty in fact
Denver Dalley
By: Arthur F. Dalley, II, attorney in fact

Arthur F. Dalley II
Arthur F. Dalley, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur F. Dalley, II, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Skyler A. Dalley and Denver Dalley, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Skyler A. Dalley and Denver Dalley.

Witness my hand and official seal at Office, this 2ND day of June, 2014

Tricia Ball
Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur F. Dalley, II, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 2ND day of June, 2014

Tricia Ball
Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.