File Box 8

BILL GARRETT, Davidson County
Trans:T20140064494 DEEDWARR
Recvd: 08/29/14 14:21 2 pgs
Fees:13.00 Taxes:340.03
20140829-0079284

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:(_____) Title No: 53748
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul A. Ross P.O. Box 3474 Brentwood, TN 37024	New Owner

TAX MAP-PARCEL NUMBERS: 104020N00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$91,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Tianxiang Tu and wife, Yanhua Xiong, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Paul A. Ross, 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. 1 of Acklen Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 503 and shown as Exhibit "1" to the Master Deed, of record in Book 6045, Page 173, 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 Tianxiang Tu and wife, Yanhua Xiong by Warranty Deed from Sybil McLain, Guardian for Alex Douthat, dated August 3, 2012, recorded August 23, 2012 in Instrument No. 20120823-0076024, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 503, and shown as Exhibit "1" to the Master Deed of record in Book 6045, Page 173, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6045, page 173, amended in Book 7011, page 177, and Book 11237, page 290, 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: 201 Acklen Park Drive #1, Nashville, Tennessee 37203

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 28th day of August, 2014.

Tianxiang Tu

Yanhua Xiong

State of TENNESSEE
County of DAVIDSON

On this 28th day of August, 2014 , before me the undersigned authority, personally appeared Tianxiang Tu and Yanhua Xiong, 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: _____

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

Notary

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 $91,900.00

Affiant

Sworn and subscribed before me this the 28th day of August, 2014

My Commission Expires: _____

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

Notary Public