# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150033523 DEEDWARR
Recvd: 05/01/15 15:12 2 pgs
Fees: 13.00 Taxes: 786.25

20150501-0039656

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

KAYLA E. LODGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires 2016

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/8/13/16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ruizhu Xu | NEW OWNER | 161100B03500CO |
| (NAME) | (NAME) | |
| 5212 Village Trace | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John C. Robinson and Katherine Robinson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ruizhu Xu Zhaocan Chen and Ruizhu Xu, Husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land Located in Davidson County, State of Tennessee, described as follows, to-wit: Lot No. 226, on the Plan of Phase Five, Villages of Brentwood, of record in Book 6900, Page 896, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Robinson and Katherine Robinson, husband and wife by Warranty Deed dated 08/08/2011 from John C. Robinson, a married man, and joined by his spouse Katherine Robinson of record in Instrument 20110818- 0063876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Book 6900, Page 896, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended of record in Book 6398, Page 495, as amended of record in Book 8507, Page 831, (3) Declaration of Covenants, Conditions and Restrictions Concerning Phase Five of Villages of Brentwood of record in Book 7834, Page 676, and (4) Charter of record in Book 6158, Page 352, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5212 Village Trace, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of April, 2015.

John C. Robinson

Katherine Robinson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Robinson and Katherine Robinson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of April, 2015.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Katherine Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of John C. Roberson, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 6th day of April, 2015.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**390 Mallory Station Road, Suite 107**
**Franklin, TN 37067**

Please Record and Return To:
SIGNATURE TITLE SERVICES LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066