File BOX 8

BILL GARRETT, Davidson County
Trans:T20150039729 DEEDWARR
Recvd: 05/21/15 14:00 2 pgs
Fees:13.00 Taxes:928.70
20150521-0047104

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57453
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Shu-Zheng Yang<br>Li Li<br>5601 Ottershaw Court<br>Brentwood, TN 37027 | SAME |

**TAX MAP PARCEL NUMBERS:** 104060G01000CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$251,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd D. Wilson and Heidi S. Wilson, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shu-Zheng Yang and Li Li , husband and wife,** 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. 110 of Fairmont Square Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 310, 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 Todd D. Wilson by Warranty Deed from Charles S. McClendon, an unmarried person, dated January 31, 2000 and recorded on February 2, 2000 of record in Instrument No. 20000202-0010802, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20030110-0004521, rerecorded in Instrument No. 20030715-0098785, said Register's Office, subject property was conveyed to Todd D. Wilson and Heidi S. Wilson.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 310, 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 6445, page 612, Book 6484, page 111, Book 6653, page 895, 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, assessment, liens and other matters.

**This is improved property, known as 110 Fairmont Place, Nashville, TN 37212**

**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 13 day of May, 2015.

**Todd D. Wilson**

**Heidi S. Wilson**

**State of** Wisconsin

**County of** Milwaukee

On this 13 day of May, 2015, before me the undersigned authority, personally appeared Todd D. Wilson and Heidi S. Wilson, 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.

Notary

My Commission Expires: 04/15/17

JUSTIN T. DEMUNDT NOTARY PUBLIC STATE OF WISCONSIN

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $251,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2015.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019