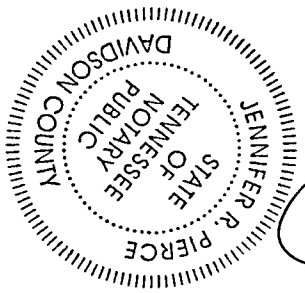
# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/15 14:02 3 pgs
Fees:18.00 Taxes:351.50
20150630-0063174




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of June, 2015.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Xiaoren Lu | New Owner | 104-11-0A-039.00CO |
| 554 Lester Ct. | | |
| Brentwood, TN 37027 | , | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Quan Wen and Yanqin Fan,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Xiaoren Lu,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**A certain condominium apartment in Davidson County, Tennessee, being Unit Number C-7, Parcel Number 39, in a horizontal property regime which is located on the plat of Villager West Condominium, of record in Book 5210, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.**

**Being the same property conveyed to Quan Wen and Yanqin Fan from Eric Trenkmann and wife, Mary Trenkmann by Warranty Deed on March 24, 2012, of record in Instrument Number 20120330-0027047, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5210, Page 174, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5452, Page 460, Register's Office for Davidson County, Tennessee.
- Charter of The Village West Condominium Association, Inc., of record in Book 5450, Page 740, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5452, Page 419, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **2134 Fairfax Avenue Apt C-7 Villager West, Nashville, TN 37212**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 29 2015.

Quan Wen

**Quan Wen**

Quan Wen

**Yanqin Fan by Quan Wen as Attorney in Fact**

STATE OF WA COUNTY OF King

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Quan Wen** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained. KLK

WITNESS my hand and Official Seal at office this June ~~30~~ 29, 2015

Kristine L Kerschner

Notary Public
My Commission expires: 08/22/2017

Notary Public
State of Washington
KRISTINE L KERSCHNER
My Appointment Expires Aug 22, 2017

STATE OF WA COUNTY OF King

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Quan Wen, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Yanqin Fan, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Yanqin Fan the bargainor(s), by the said Quan Wen, as Attorney-in-Fact. – See POA recorded simultaneously with this deed.

20150630-0063173

WITNESS my hand and seal, this 29th day of June, 2015.

Kristine L Kerschner

NOTARY PUBLIC
My Commission expires: 08/22/2017

Notary Public
State of Washington
KRISTINE L KERSCHNER
My Appointment Expires Aug 22, 2017

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE