Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15095299

BILL GARRETT, Davidson County
Trans:T20150088173 DEEDWARR
Recvd: 10/16/15 09:34 2 pgs
Fees:13.00 Taxes:925.00
20151016-0105251

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2015.

E. MANIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aizhen Zhao and Bing Yao 2828 WESTWOOD AVE Nashville TN 37212-4723	New Owner	Tax Parcel ID No. 104-14-0A-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra R. Troope** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aizhen Zhao and husband Bing Yao,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2828 of Westbrooke Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66- 27- 101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Westbrooke Condominium of record in Book 7341, Page 459, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-2" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Sandra R. Troope by Warranty Deed from The Corporeal Group, a Tennessee general partnership, recorded on the 22nd day of December, 1988 in Deed Book 7734, Page 385, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Westbrooke Condominium Association, Inc., recorded in Book 7348, Page 191, amended in Book 7928, Page 835.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTBROOKE CONDOMINIUM of record in Book 7341, Page 459; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Construction of Storm Sewers, recorded in Book 1449, Page 47.

Easement for Construction & Maintenance of Electric Power Transmission Lines, recorded in Book 4758, Page 442.

This is improved property located at 2828 WESTWOOD AVE Nashville TN 37212-4723

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2015.

Sandra R. Troope

Sandra R. Troope

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra R. Troope, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2015.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

Notary Public