WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150097714 DEEDWARR
Recvd: 11/17/15 13:37 2 pgs
Fees: 13.00 Taxes: 780.70
20151117-0116572

B-KW-15-245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Songmin Cai and Feixia Zhang	**New owner**	
(NAME) **6556 Banbury Crossing**	(NAME)	**117-3-D-245.00 CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LINDY FENLASON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SONGMIN CAI AND FEIXIA ZHANG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 245, in Hillsboro Station, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6740 Page 37 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record in Plat Book 6250, Pages 751, 752 and 753 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Station contained in the Master Deed and By-Laws appended thereto, recorded in Book 6740, Page 37, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lindy Fenlason, an unmarried person by Warranty Deed from Andrew Scanga, an unmarried person, recorded on the 3rd day of June, 2005 in Instrument No. 20050603-0063547, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO STATION CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 751, 752 and 753, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Homeowners Association recorded in Book 6747, Page 6.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLSBORO STATION CONDOMINIUMS of record in Book 6740, Page 37; 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 Right-of-way, recorded in Book 1877, Page 581.
- Easement for Sewer, recorded in Book 3531, Page 572, Book 3531, Page 576 and Book 3531, Page 592.
- Easement for Overhead line, recorded in Book 6595, Page 58.
- Easement to State of Tennessee, recorded in Book 4633, Page 468.
- Easements to Metro Government recorded in Book 3965, Page 909 and Book 4158, Page 34.
- Rules and Regulations for Parking recorded in Book 8140, Page 689.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **245 Hillsboro Place, Nashville, Tennessee 37215**.

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 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 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 my/our hand(s) this the 12th DAY OF NOVEMBER, 2015.

Lindy Fenlason by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LINDY FENLASON, and who acknowledged he/she/they executed the same as the free act and deed of the said LINDY FENLASON.

Witness my hand and official seal, this the 12th of November, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212