WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Y-FSBO-15-2134-B14

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)
Luc Van Kaer and Lan Wu	New Owner	
(NAME) **2134 Fairfax Avenue, #B14**	(NAME) 2619 ASHWOOD AVE NASHVILLE, TN 37212	**104-11-0A-030.00-CO**
(ADDRESS) **Nashville, TN 37212-3654**	(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 **CHRISTOPHER F. CUMMINGS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LUC VAN KAER AND LAN WU, 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:

Land in Davidson County, Tennessee, being Unit B-14, Villager West Condominiums, of record in Plat Book 5210, Page 174 and as established under Master Deed of record in Book 5452, Page 419, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular Description of said unit.

Being the same property conveyed to Christopher F. Cummings, unmarried by Warranty deed from Karl Peter Sillay of record in Instrument No. 20070627-0076776 Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on June 27, 2007.

The said Christopher F. Cummings having since married. The grantor's spouse joins in this conveyance to convey any and all marital interest or likewise.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 5210, Page 174, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Villager West Condominium of record in Book 5452, Page 419, Register's Office for Davidson County, Tennessee.
- Charter of Villager West Homeowners Association, Inc., of record in Book 5450, Page 740, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5452, page 460, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2134 Fairfax Avenue, #B14, Nashville, Tennessee 37212-3654**.

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.

BILL GARRETT, Davidson County
Trans: T20150108590 DEEDWARR
Recvd: 12/23/15 14:00 2 pgs
Fees: 13.00 Taxes: 444.00
20151223-0129330

Witness my/our hand(s) this the 23rd DAY OF DECEMBER, 2015.

Christopher F. Cummings

Anna C. Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER F. CUMMINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA C. CUMMINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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