THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1048

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan D. O'Neill Jodie A. O'Neill 6017 Brentwood Chase Drive Brentwood, TN 37027,	New Owner	160-16-B-70.00

Davidson County DEEDWARR
Recvd: 02/03/16 13:40 3 pgs
Fees:18.00 Taxes:1387.50
20160203-0010584

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2016.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Wu Nanjun and Li Huijuan, Husband and Wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan D. O'Neill and Jodie A. O'Neill, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 87, on the Plan of Brentwood Chase, Revision One, Section One, of record in Plat Book 9700, page 936-941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nanjun Wu and Huijuan Li by Special Warranty Deed from Aurora Loan Services, LLC, dated March 16, 2010, recorded April 1, 2010, of record in Instrument No. 20100401-0024314, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6017 Brentwood Chase Drive, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Plan of Brentwood Chase, Revision One, Section One, of record in Plat Book 9700, page 936-941, Register's Office for Davidson County, Tennessee. (4) All matters appearing on the PUD Boundary plat of record in Plat Book 9700, page 653 and 654, Register's Office for Davidson County, Tennessee. (5) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200005310053798; as amended and supplemented in Instrument No. 200008310086366; Instrument No. 20030924-0141511; 20030618-0084060; 20150109-0002674, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; and further, Restrictions of record in Book 11388, page 55; Instrument No. 200005310053797; and in Instrument No. 20030728-0105194; Register's Office for Davidson County, Tennessee. (6) Restrictions as provided in deed of record in Instrument No. 200008310086367; Register's Office for Davidson County, Tennessee. (7) Charter for Homeowners Association of record in Instrument No. 200005240051842, Register's Office for Davidson County, Tennessee. (8) Quitclaim Deed to Homeowners Association for common areas/open space of record in Instrument No. 20010208-0012529,

Register's Office for Davidson County, Tennessee. (9) Easement for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee. (10) Storm Water Detention Agreement of record in Book 11115, page 281 and in Book 11115, page 286, Register's Office for Davidson County, Tennessee. (10) Easement for water mains of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee, and (11) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 **2nd** day of **February, 2016.**

GRANTOR(S)

Wu Nanjun

Li Huijuan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Wu Nanjun and Li Huijuan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **2nd** day of **February, 2016.**

Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017