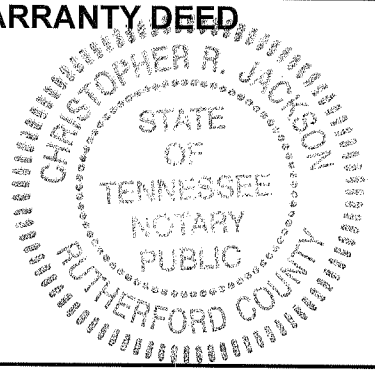
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: March 15, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Xiaoxiao Zhang	Xiaoxiao Zhang	104-02-4B-316.00-C
(NAME)	(NAME)	
3000 Vanderbilt, 316	3000 Vanderbilt, 316	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/28/16 14:32 3 pgs
Fees:18.00 Taxes:869.50
20160328-0028917

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John R. Snider Jr. and Mary Beth Snider, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Xiaoxiao Zhang, unmarried, and Ming-Zhi Zhang, married** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 316 of Bristol West End, 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 Bristol West End, a Condominium Development of record in Instrument Number 20070503-0053313, 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 therefor said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Mary Beth Snider joins in this conveyance to convey any and all rights she may have in this property.

Being the same property conveyed to John Richard Snider, Jr., married by Warranty Deed dated 08/06/2015 from Jennifer J. Collins, Unmarried of record in Instrument 201508110080155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 200608010093560; (2) Restrictive Covenants of record in Instrument 200501050001970; (3) Master Deed of record in Instrument 200705030053313; (4) Master Deed of record in Instrument 200706290077729; (5) Master Deed of record in Instrument 200810160104201; (6) Master Deed of record in Instrument 201011300095113; (7) Sanitary Sewer and Storm Drainage Water mains and Appurtenances Easement of record in Instrument 200406150070569; (8)

Stormwater Detention Agreement Easement of record in Instrument 200506030062976; (9) Charter of record in Book 5848, Page 1247; (10) Charter of record in Book 5848, Page 1247; (11) Miscellaneous of record in Book 4210, Page 11, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3000 Vanderbilt, 316, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 23rd day of March 2016.

John R. Snider Jr.

Mary Beth Snider

STATE OF Arizona
COUNTY OF Maricopa

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

Witness my hand and official seal at office this 23rd day of March, 2016.

Notary Public
My Commission Expires: 8-16-2019

BEVERLY LANDIS
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 16, 2019

STATE OF Arizona
COUNTY OF Maricopa

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

Witness my hand and official seal at office this 23rd day of March, 2016.

Notary Public
My Commission Expires: 8-16-2019

BEVERLY LANDIS
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 16, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File No.: 01288-30570
SMG TN Warranty Deed

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

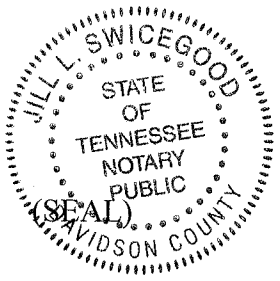
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018