WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1092

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160024988 DEEDWARR
Recvd: 03/29/16 08:44 3 pgs
Fees: 18.00 Taxes: 888.00
20160329-0029198

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Bochao Shao
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2016.

M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I. M. Lm
Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 7, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bochao Shao	Movement Mortgage, LLC	161-13-0-B-432.00CO
(NAME)	(NAME)	
432 Lazy Creek Lane	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Christopher S. Phillips and Amanda J. Phillips FKA Amanda J. Goldsberry, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bochao Shao,** ★ 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:

Land in Davidson County, Tennessee, being Unit No. 432, on the plan of Creekside of Brentwood, filed as Exhibit to and established by Master Deed of record in Instrument No. 20050204-0013611, as further amended in Instrument No. 20050329-0034131, and Instrument No. 20050822-0100021, in the Register's Office for Davidson County, Tennessee, and on the plat of record in Instrument No. 20090730-0071237, said Register's Office, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Christopher S. Phillips and Amanda J. Goldsberry, husband and wife by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, dated 11/06/2007, recorded 11/09/2007 of record in Instrument No. 20071109-0132570, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20090730-0071237, in the Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20050204-0013611, as amended of record in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement recorded of record in Book 2438, Page 376, in the Register's

★ an unmarried man

Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Mains and Appurtenances recorded of record in Book 6408, Page 486, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded of record in Book 7250, Page 755 and of record in Book 7250, Page 758, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed recorded of record in Book 7859, Page 398, in the Register's Office for Davidson County, Tennessee.
Drainage Easement and Development Agreement recorded of record in Instrument No. 20040305-0025834, in the Register's Office for Davidson County, Tennessee.
Access and Grading Easement Agreement recorded of record in Instrument No. 20040305-0025838, in the Register's Office for Davidson County, Tennessee.
Access and Utility Easement recorded of record in Instrument No. 20040305-0025839, in the Register's Office for Davidson County, Tennessee.
Memorandum of Site Lease Agreement recorded of record in Instrument No. 200004030032883, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement recorded of record in Instrument No. 20040720-0086492, in the Register's Office for Davidson County, Tennessee.
Judgment and Final Decree recorded of record in Book 9444, Page 27, in the Register's Office for Davidson County, Tennessee.
Assignment and Assumption of Ground Lease recorded of record in Instrument No. 200007140069736, First Amendment to Site Lease Agreement recorded of record in Instrument No. 20040305-0025830, Ground Lease recorded of record in Instrument No. 20040305-0025837, Assignment and Assumption of Ground Lease recorded of record in Instrument No. 20110203-0009711, in the Register's Office for Davidson County, Tennessee.
By-Laws of Creekside Homeowners Association, Inc., recorded of record in Instrument No. 20040426-0047292, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to the Homeowners Association of record in Instrument No. 20080724-0075832, in the Register's Office for Davidson County, Tennessee.
Charter of Creekside of Brentwood Homeowners' Association, Inc., recorded of record in Instrument No. 20041217-0150431, in the Register's Office for 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 432 Lazy Creek Lane, Nashville, TN 37211
(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 7th day of March, 2016.

Christopher S. Phillips

Amanda J. Phillips

State of Tennessee
County of Williamson

Personally appeared before me Christopher S. Phillips and Amanda J. Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of March, 2016.

Notary Public
My Commission Expires: 8/22/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

