WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160025780 DEEDWARR
Recvd: 03/30/16 15:03 2 pgs
Fees: 13.00 Taxes: 1709.40
20160330-0030210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2016

Notary Public

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

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jamison B. Rotch and Dorothy B. Rotch	new owner	117 02 0F 001.00
(NAME)	(NAME)	
2201 Sharondale Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Sixty-Two Thousand And No/100 Dollars ($462,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jun Dai, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jamison B. Rotch and Dorothy B. Rotch, 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 Unit No. B, together with the appurtenant interests in the common elements of Sharondale Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20140314-0021350, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Amy Smith and husband, Todd Robinson by Warranty Deed from Jeffrey G. Thorold dated January 18, 2005 and recorded January 20, 2005 in Instrument No. 20050120-0007489, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jun Dai, unmarried by Warranty Deed from Amy Smith and husband, Todd Robinson dated March 14, 2014 and record March 18, 2014 as Instrument No. 20140318-0022313, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2201 Sharondale Dr., Nashville, TN 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 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, has 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. 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 .

Jun Dai

STATE OF ~~TENNESSEE~~ IOWA CLDD.

COUNTY OF POLK

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jun Dai, a single womanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2016.

Anthony D. Davis
Notary Public

My Commission Expires: 10/22/18

(SEAL)

NOTARIAL SEAL IOWA
ANTHONY D. DAVIS
Commission Number 792835
My Commission Expires
October 22, 2018

File Number: GRN-160990SSO