BILL GARRETT, Davidson County
Trans:T20160031765 DEEDWARR
Recvd: 04/19/16 08:54 2 pgs
Fees:13.00 Taxes:392.20
20160419-0037484

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2016040091TN

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Rong Wang	(Name) Rong Wang	142 06 0A 131.00 CO
(Address) 810 Bellevue Road Apt. 131	(Address) 810 Bellevue Road Apt. 131	
(City) (State) (Zip) Nashville, TN 37221	(City) (State) (Zip) Nashville, TN 37221	

THIS INDENTURE made and entered into this **04/13/16** by and between **William H. Cox and Laura T. Cox, husband and wife**, party of the first part and **Rong Wang, a single woman** party of the second part,

WITNESSETH: This for and in consideration of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the party of the second part and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part, their successors, heirs and assigns, that certain improved real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, described as follow:

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee being more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 131, Building No. 9 and Garage No. 1 on the Plat of PEPPERTREE-CREEKSIDE MEADOWS CONDOMINIUMS of record in Plat Book 4675, Pages 128-130, said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6874, Page 354, Book 7610, Page 973, Register's Office for Davidson County, Tennessee together with an undivided percentage interest in common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete 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.

This being the same property conveyed by Warranty Deed to William H. Cox and Laura T. Cox, husband and wife from James G. Neely and wife, Rachel I. Neely, filed for record April 22, 2013 in Instrument Number 20130422-0039880 in the Office of the Register of Deeds for Davidson County, Tennessee.

This conveyance is subject to the following: Real property taxes for the year 2016 and subsequent years, a lien not yet due and payable. All matters as set forth on the plat of record in Plat Book 4675, Pages 128-130 in the Office of the Register of Deeds for Davidson County, Tennessee. All matters as set forth on boundary plat of record in Plat Book 4675, Page 52 in the Office of the Register of Deeds for Davidson County, Tennessee. Master Deed of record in Book 4834, Page 257 as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, Book 6874, Page 354, Book 7610, Page 973 all in the Office of the Register of Deeds for Davidson County, Tennessee. Bylaws as shown of record in Book 4834, Page 257, Book 6237, Page 644 and Book 6535, Page 724 in the Office of the Register of Deeds for Davidson County, Tennessee. Charter of Homeowner's Association of record in Book 4836, Page 610 in the Office of the Register of Deeds for Davidson County, Tennessee.

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

Parcel ID #142 06 0A 131.00
X Improved OR
Unimproved property located at: **810 Bellevue Road Apt. 131, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she/they warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is being referred to and pronouns shall be construed according to their proper gender and number according to the context hereof. 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.

Witness our hand as of the 13th day of April, 2016 the party of the first part of the day and year first written above.

William H. Cox

Laura T. Cox

State of Tennessee
County of ~~Davidson~~ Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William H. Cox and Laura T. Cox** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes herein contained as his/her free Act and Deed.

Witness my hand and official seal, at office located in Murfreesboro, TN this 13th day of April 2016.

Notary Public
My Commission Expires: _____

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JANUARY 24, 2017

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $106,000.00.

Affiant

Subscribed and sworn before me this 4/14/16.

Notary Public
My Commission Expires: 2/25/17

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
WARNER COUNTY, TENNESSEE
My Commission Expires