WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053501 DEEDWARR
Recvd: 06/23/16 09:56 2 pgs
Fees:13.00 Taxes:721.50
20160623-0063987

Y-RR-16-806-103-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yumei Pan and Chongbin Zhu	new owner	
(NAME)	(NAME)	**092-16-0H-103.00-CO**
806 18th Avenue South #103		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-3224		
(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 consideration, the receipt of which is hereby acknowledged, **OBINNA UMUNAKWE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YUMEI PAN AND CHONGBIN ZHU, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 103, University House Condominium, as established under Master Deed of record in Instrument Number 20070418-0046460, as amended in Instrument No. 20070521-0060541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Obinna Umunakwe by Warranty deed from William D. Hadley, Jr. of record in Instrument No. 20090501-0039788 Register's Office for Davidson County, Tennessee, dated April 28, 2009 and recorded on May 1, 2009.

This conveyance is subject to:
- Taxes for the year 2016.
- Master Deed establishing a Horizontal Property Regime of University House Condominium of record in Instrument Number 20070418-0046460 and amended in Instrument No. 20070521-0060541, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number Instrument No. 20070425-0049121, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **806 18th Avenue South #103, Nashville, Tennessee 37203-3224**.

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 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 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 my/our hand(s) this the 17 DAY OF JUNE, 2016.

Obinna Umunakwe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212