BILL GARRETT, Davidson County
Trans:T20160071247 DEEDWARR
Recvd: 08/16/16 15:21 2 pgs
Fees:13.00 Taxes:962.00
20160816-0085522

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Meredith Mack
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2016.

Notary Public

My commission expires: 9-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tao Shen	NEW OWNER	
2114 Acklen Avenue, Apt. 306		104-12-0C-306.00-CO
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL LEDERER AND JILL LEDERER, HUSBAND AND WIFE, EDWARD LEDERER, UNMARRIED, AND MARTIN GOETZ AND JENNIFER GOETZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAO SHEN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 306 on the Plan of Villages at Acklen, a Horizontal Property Regime, with a Master Deed and By-Laws of record in Instrument No. 20051221-0152869, amended in Instrument No. 20060112-0004705, Instrument No. 20060526-0062317, Instrument No. 20061108-0139001, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825 and Instrument No. 20070621-0074025, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Michael Lederer and Jill Lederer, husband and wife, as to an undivided 1/3 interest as tenants in common with Edward Lederer and Kathy Lederer, husband and wife, as to an undivided 1/3 interest as tenants in common with Martin Goetz and Jennifer Goetz, husband and wife, as to the remaining 1/3 interest by Warranty deed from Alliance Development, LLC of record in Instrument No. 20071220-0146130 Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on December 20, 2007.

Being the same property conveyed to Edward Marc Lederer by Special Warranty deed from Kathy Lynn Lederer of record in Instrument No. 20130314-0025722 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on March 14, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2114 Acklen Avenue, Apt. 306, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2016.

Michael Lederer by Chris Yates as Attorney in Fact

Michael Lederer by Chris Yates as Attorney in Fact

Jill Lederer by Chris Yates as Attorney in Fact

Jill Lederer by Chris Yates as Attorney in Fact

Martin Goetz by Chris Yates as Attorney in Fact

Martin Goetz by Chris Yates as Attorney in Fact

Jennifer Goetz by Chris Yates as Attorney in Fact

Jennifer Goetz by Chris Yates as Attorney in Fact

Edward Lederer by Chris Yates as Attorney in Fact

Edward Lederer by Chris Yates as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2016, before me personally appeared Chris Yates, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Lederer, Jill Lederer, Martin Goetz, Jennifer Goetz, and Edward Lederer as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Michael Lederer, Jill Lederer, Martin Goetz, Jennifer Goetz, and Edward Lederer.

Witness my hand and seal this 29th day of July, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017