THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078571** BILL GARRETT, Davidson County Trans:T20160073292 DEEDWARR Recvd: 08/23/16 08:25 2 pgs Fees:13.00 Taxes:1104.45 20160823-0087847	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $298,500.00 Affiant Subscribed and sworn to before me, this 18th day of August, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Bradford L. Davis and Janice B. Kemp 641 OLD HICKORY BLVD #51 Brentwood TN 37027-3950	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171030B13900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bing Zhang, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradford L. Davis and Janice B. Kemp, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 55, Townhomes of Fredericksburg, Phase 1, Section 3, as shown on plat of record in Plat Book 9700, Page 485, revised in Plat Book 9700, Page 534, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bing Zhang by Warranty Deed from Carolyn D. King, an unmarried woman, recorded on the 15th day of December, 2006 in Instrument No. 20061215-0154737, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF FREDERICKSBURG, PHASE 1, SECTION 3, as recorded in Plat Book 9700, Page(s) 485, revised in Plat Book 9700, Page 534.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850 and Book 10628, Page 517 and Instrument No. 20000718-0070558, re-recorded at Instrument No. 20050705-0076596.

Terms and provisions of by-Laws of The Townhomes of Fredericksburg Homeowners Association, Inc. recorded in Book 10126, Page 486, amended in Book 10275, Page 959 and Instrument No. 20150102-0000219.

Charter for The Townhomes of Fredericksburg Homeowners Association, Inc. recorded in Book 10126, Page 430 and Book 11550, Page 529.

Easement for Sewers, Storm drainage, water main and appurtenances recorded in Book 7358, Page 643.

Easement for Sewer and/or Storm drainage recorded in Book 7993, Page 269 and Book 9607, Page 431.

Warranty Deed to State and Easement for drainage facility recorded in Book 7851, Page 712.

Dedication of Site Drainage easement recorded in Book 10012, Page 756.

Boundary Plat recorded in Book 7900, Page 509.

Amenities Area recorded in Book 7900, Page 807.

Corrective Affidavit recorded in Book 11356, Page 464 and Instrument No. 20000531-0053935.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County for water main recorded in Book 9698, Page 81.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County for Sewer recorded in Book 9698, Page 124.

This is improved property located at 641 OLD HICKORY BLVD #51 Brentwood TN 37027-3950

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2016.

Bing Zhang by Will Chapman, Attorney in Fact

Bing Zhang
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Bing Zhang, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of August 2016.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE
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DAVIDSON COUNTY
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