WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/16 15:43 3 pgs
Fees:18.00 Taxes:888.00
20160922-0100130

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY PENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 5, 2018

File No.: ALW-16-105

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3RD AVE SOUTH
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xinyi Cui	Primary Residential Mortgage, Inc.	104090G00600CO
(NAME)	(NAME)	
105 West End Place	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Salt Lake City UTAH 84116	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **ROBERT J. ARTS AND ANNA V. SCHMITT N/K/A ANNA V. ARTS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **XINYI CUI, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Unit No. 6, together with the appurtenant interest in the common elements of West End Place (FKA Park Circle Condominiums), a horizontal property regime established by Master Deed, of record in Book 6809, Page 569, amended in Book 9992, Page 744, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Marette Beziat, unmarried, by Warranty Deed dated June 30, 2006, from Michael S. Hubbard and wife, Heather J. Hubbard, of record as Instrument No. 20060706-0081231 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Arts and Anna V. Schmitt, both unmarried, as tenants in common with rights of survivorship by Warranty Deed from Marette Beziat, unmarried, recorded on the 23rd day of October, 2014 in Instrument No. 20141023-0097794, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 105 West End Place, Nashville, TN 37205
(House Number) (Street) (City or Town) (Postal Zip)

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 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 20th day of September, 2016.

Robert J. Arts

Anna V Schmitt N/K/A ANNA V. ARTS

Anna V. Schmitt N/K/A ANNA V. ARTS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Arts and Anna V. Schmitt N/K/A ANNA V. ARTS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of September, 2016.

Notary Public
My Commission Expires: 5/12/19

ADMINISTRATOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

Commerce Title & Escrow, LLC
513 3RD AVE S
Nashville, TN 37210
(615)515-7171

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY