WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100704 DEEDWARR
Recvd: 11/15/16 11:19 2 pgs
Fees:13.00 Taxes:462.50
20161115-0120267

W-FSBO-16-2134-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Youmin Zhang and Jing Zhou	Youmin Zhang and Jing Zhou	
(NAME)	(NAME)	
4120 Albert Drive	4120 Albert Drive	**104-11-0A-077.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **JOHN CHANDLER ROMERSA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOUMIN ZHANG AND JING ZHOU, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-13, Parcel No. 77, of the Villager West Condominiums, as of record in Book 5210, Page 174, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to John Chandler Romersa, unmarried and Henry John Romersa, unmarried by Warranty deed from Andrews Properties, Inc., and Cherokee Properties, Inc. of record in Book 5537, page 970, Register's Office for Davidson County, Tennessee, dated November 27, 1979 and recorded on November 30, 1979.

Being the same property conveyed to John Chandler Romersa by Quitclaim deed from Henry John Romersa of record in Instrument No. 20150206-0011221 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 06, 2015. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 174, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Villager West Condominium of record in Book 5452, Page 419, Register's Office for Davidson County, Tennessee.
- Charter of Villager West Homeowners Association, Inc., of record in Book 5450, Page 740, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5452, page 460, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2134 Fairfax Avenue #E-13, Nashville, Tennessee 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), 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 11th DAY OF NOVEMBER, 2016.

John Chandler Romersa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN CHANDLER ROMERSA, 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 11th of November, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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