BILL GARRETT, Davidson County
Trans: T20160100712 DEEDWARR
Recvd: 11/15/16 11:26 3 pgs
Fees: 18.00 Taxes: 1554.00

20161115-0120280

THIS INSTRUMENT PREPARED BY:
Elizabeth A. Waites, BPR 29439, License No.
COBB & WAITES, ATTORNEYS AT LAW, PLLC
1994 Gallatin Pike North, Suite 315
Madison, Tennessee 37115

Record and Return To:
Elizabeth A. Waites
CW TITLE + ESCROW
1994 Gallatin Pk. N. #315
Madison, TN 37115

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Guang Zhao Zhang & Tracy Kim Thiele	Guang Zhao Zhang and Tracy Kim Thiele	104020T401.00CO
P. O. Box 3074	P. O. Box 3074	
Clarksville, TN 37043-3074	Clarksville, TN 37043-3074	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten and No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DANIEL JOHN WESTMAN AND RACHEL ELIZABETH WESTMAN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GUANG ZHAO ZHANG AND TRACY KIM THIELE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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. 401, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20000714-0069948, amended in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Rights to Parking Space Number 17, which was allocated to the Grantors, are hereby assigned to the Grantees.

The above-described property is improved property known as 3014 Hedrick Street, Unit 401, Nashville, Tennessee 37203.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as set out on Exhibit "A" hereto, and subject to all zoning ordinances,

easements, and restrictions of record insofar as the same may lawfully affect the above-described property; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 10th day of November, 2016.

GRANTORS:

Daniel John Westman

Rachel Elizabeth Westman

State of Tennessee
County of Davidson

Before me, Elizabeth Waites the undersigned Notary, of the State and County aforesaid, personally appeared Daniel John Westman and Rachel Elizabeth Westman, with whom I am personally acquainted, and who, upon oath, acknowledged himself and herself respectively to be the within named Grantor(s), and who executed the foregoing instrument for the purpose therein contained herein.

WITNESS my hand and seal, this 10th day of November, 2016.

ELIZABETH WAITES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

Notary Public

My Commission Expires March 3, 2020

Oath of Value

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of November, 2016.

Notary Public

My Commission Expires: March 3, 2020

ELIZABETH WAITES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. 401, together with the appurtenant interest in the common elements of West End Lofts Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20000714-0069948, amended in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to John Howard Fridrich by deed dated August 29, 2001 from Lynn S. Ellsworth of record in Instrument No. 20010904-0095238, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel Elizabeth Westman and husband, Daniel John Westman by Warranty deed from John Howard Fridrich, unmarried of record in Instrument No. 20070525-0062755 Register's Office for Davidson County, Tennessee, dated May 18, 2007, and recorded on May 25, 2007. (Value of consideration shown in aforementioned deed $325,000.00.)

This conveyance is made subject to:

1. 2016 City/County Taxes which have been prorated by the parties.
2. Charter of Incorporation of West End Lofts Condominium Association, Inc. of record in Instrument No. 20041014-0124080, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Lofts Condominiums, of record in Instrument No. 20000714-0069948 and amended in Instrument No. 20010524-0054282, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, Tenn. Code Ann. § 66-27-101 et seq.
5. All matters appearing on the Plan of record as Book 11190, page 63, Register's Office for Davidson County, Tennessee.
6. Landscaping Contract recorded in Instrument No. 20000802-0076554, Register's Office for Davidson County, Tennessee.
7. Terms of Memorandum of Parking Space Leases contained of record in Instrument No. 20081215-0120225, Register's Office for Davidson County, Tennessee.