WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

J-CC-16-1101-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)
Chenyue Wang	New Owner	
(NAME)	(NAME)	**104-04-0E-204.00-CO**
1101 18th Avenue South #204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **CHRISTOPHER B. CROOK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHENYUE WANG,** 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. 204, on the Plan of 1101 Eighteenth Avenue, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 Et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument Number 20060807-0096688; and re-recorded in Instrument No. 20060817-0101760, amended at Instrument No. 20090624-0058837, Register's Office for said County together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1101 Eighteenth Avenue as shown on Exhibit "E" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Parking Space Number 9 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with the transfer of this unit.

Being the same property conveyed to Christopher Bruce Crook, unmarried by Warranty deed from Leslie Browner Rogers and James Matthew Rogers, wife and husband of record in Instrument No. 20131029-0112255 Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on October 29, 2013.

Being the same property conveyed to Christopher B. Crook, unmarried by Quitclaim deed from Christopher Bruce Crook, unmarried of record in Instrument No. 20150602-0051254 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 02, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Charter of 1101 Eighteenth Homeowner's Association, Inc. attached as Exhibit "B" to the Master Deed of record in Instrument Number 20060807-0096688 and re-recorded as Instrument Number 20060817-0101760, amended in Instrument Number 20090624-0058837, in the Register's Office for Davidson County, Tennessee.
- By-Laws for 1101 Eighteenth Homeowner's Association, Inc. attached as Exhibit "C" to the Master Deed of record in Instrument Number 20060807-0096688 and re-recorded as Instrument Number 20060817-0101760, amended in Instrument Number 20090624-0058837, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060120-0007509, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains Pumps of record in Instrument Number 20060120-0007524, in the Register's Office for Davidson County, Tennessee.
- Reciprocal Easement, Access and Maintenance Agreement of record in Instrument Number 20070926-0114981, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160102694 DEEDWARR
Recvd: 11/21/16 10:46 2 pgs
Fees: 13.00 Taxes: 1424.50
20161121-0122511

- Inspection and Maintenance Agreement for Private Stormwater Management Facilities to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20071010-0120355, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1101 18th Avenue South #204, 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.

Christopher B. Crook

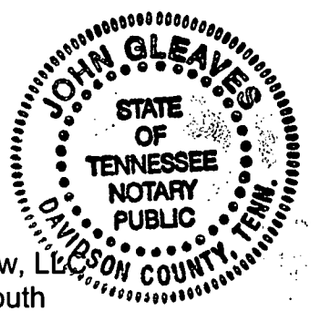
Christopher B. Crook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER B. CROOK, 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: 3-6-18
(SEAL)



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