WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160113462 DEEDWARR
Recvd: 12/27/16 10:43 2 pgs
Fees: 13.00 Taxes: 408.85

20161227-0135396

G-VRES-16-05510-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Zhaoxia Duan	**Same as New Owner**	
(NAME)	(NAME)	**162-09-0A-098.00-CO**
3437 Turfway Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JEANETTE L. CULP, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZHAOXIA DUAN, A MARRIED PERSON,** 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:

Town House No. 98, Building No. 18 in a Horizontal Property Regime, as shown on the plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460, Page 133, Register's Office for said County, to which plan reference is here made.

Being the same property conveyed to Jeanette L. Culp, a single person by Warranty deed from Tim Driver and Mary Lynn Driver of record in Instrument No. 20100129-0007433 Register's Office for Davidson County, Tennessee, dated January 22, 2010 and recorded on January 29, 2010.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiumsof record in Book 4659, Page 574, Book 4650, Page 34, Book 4659, Page 32, Book 4937, Page 429 Book 5001, Page 394 and Instrument No. 20140613-0051943, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 7980, Page 470, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5606, Page 663, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130517-0050050, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5510 Country Drive #98, Nashville, Tennessee 37211**.

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 21st DAY OF DECEMBER, 2016.

Jeanette L. Culp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANETTE L. CULP, 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 21st of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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