Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0816-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Kelly Dorsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of January, 2017

Notary Public
My Commission Expires: 7·6·2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	
Dan Xian Chen 500 Paragon Mills Drive Unit D6 Nashville, TN 37211	NEW OWNER	Map/parcel: 133-11-0A-024.00 CO

BILL GARRETT, Davidson County
Trans:T20170002786 DEEDWARR
Recvd: 01/11/17 10:14 2 pgs
Fees:13.00 Taxes:329.30
20170111-0003115

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Elena Kelley, unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dan Xian Chen, unmarried woman,

HEREINAFTER CALLED THE GRANTEE(S), his 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. D-6 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, Page 819, said Register's Office, and shown on a Plan of record in Book 5200, Page 159, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Elena Kelley by Quitclaim Deed from Igór Makogon, dated 8/11/04 and recorded 8/19/04 in Instrument No. 20040819-0100222; and being the same property previously conveyed to Elena Kelley by Warranty Deed from Bonnie Shepherd Tracy and Jack E. Tracy, dated 9/29/03 and recorded 10/3/03 in Instrument No. 20031003-0146561, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 500 Paragon Mills Drive Unit D6 Nashville, TN, 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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of January, 2017

Elena Kelley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Elena Kelley and , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2017

Annemarie Cain
Notary Public

My Commission Expires: 2-20-18

