BILL GARRETT, Davidson County
Trans:T20170005815 DEEDWARR
Recvd: 01/20/17 12:28 3 pgs
Fees:18.00 Taxes:925.00
20170120-0006544

THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me as of the 13th day of January, 2017.

Notary Public

My Commission Expires: 5/5/20

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Teng Ye 601 Old Hickory Boulevard Brentwood, TN 37027	**CoreLogic** **1 Corelogic Drive** **Escrow Reporting** **Westlake, TX 76262**	171-03-0B-213.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Robert B. Landis and wife, Cynthia L. Landis**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Teng Ye, An unmarried man,** his/hers heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg R20 Residential P.U.D. of record in Plat Book 9700, Pages 953 and 954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert B. Landis and wife, Cynthia L. Landis by Warranty deed from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 19991229-0308467 Register's Office for Davidson County, Tennessee, dated December 23, 1999 and recorded on December 29, 1999.

Being also known as: 601 Old Hickory Boulevard Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her/his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

See Exhibit A

Grantor further covenants and binds herself, his/her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his/her heirs and/or assigns, against the lawful claims of all persons whatsoever.

17 IN WITNESS WHEREOF, the "Grantor" has caused his/her name to be affixed hereto as of the day of January, 2017.

Robert B. Landis

Cynthia L Landis

Cynthia L. Landis

STATE OF ILLINOIS
COUNTY OF DuPage

Before me, the undersigned notary public, in and for the above county and state, personally appeared **Robert B. Landis and wife, Cynthia L. Landis,** to me personally known (or proved to me on the basis of satisfactory evidence) and who, being first duly sworn, stated and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 17 day of January, 2017.

Notary Public

My Commission Expires: 01-12-18

"OFFICIAL SEAL"
Janel Morales
Notary Public, State of Illinois
My Commission Expires 01/12/2018

EXHIBIT A
EXCEPTIONS

- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

- Easements or claims of easements not shown by the Public Records.
- If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

- Taxes for the year 2017, a lien due and payable, but not delinquent.

- Subject to all matters shown on the Plan of record in Book 9700, Pages 953 and 954, Register's Office for Davidson County, Tennessee.

- Subject to all matters shown on the P.U.D. Boundary Plan of record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee.

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10126, Page 435, amended in Book 10224, Page 683 and corrected in Book 10294, Page 850, further amended in Instrument No. 200007180070558, re-recorded in Instrument No. 20050705-0076596, (Fredericksburg), Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11550, Page 531, amended in Book 11682, Page 75, (Fredericksburg Townhomes), Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- By-Laws for Townhomes of Fredericksburg HOA in Book 10126, page 486 amended in Book 10275, page 959 and in Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee.
- By-Laws of Fredericksburg Townhomes HOA of record in Book 8920, Page 45, amended in Book 10694, Page 539 and in Book 11550, Page 554, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of Banbury of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee.

- Charter for Townhomes of Fredericksburg HOA of record in Book 10126, Page 430 and Book 11550, Page 529, Register's Office for Davidson County, Tennessee.

- Conveyance of common areas of record in Book 11753, Page 208, Register's Office for Davidson County, Tennessee.

- Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Book 7358, Page 643, Book 7993, Page 269 and Book 9607, Page 431, Register's Office for Davidson County, Tennessee.

- Easement conveyed to State of Tennessee of record in Book 7851, Page 712, Register's Office for Davidson County, Tennessee.

- Dedication of Site Drainage Easement of record in Book 10012, Page 756, Register' s Office for Davidson County, Tennessee.

- Cable Television Easement and Maintenance Agreement of record in Instrument No. 2000516-0049387, 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.
- Subject to rights of others in and to the common areas and/or elements.

- The taxes for 2017 have been prorated at closing and are assumed by Grantee.

- This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.