Davidson County	DEEDWARR
Recvd: 01/26/17 12:23	3 pgs
Fees:18.00 Taxes:832.50	
20170126-0008596	

WARRANTY DEED

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Y-VRES-16-434-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.21.17
(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)
Yanjun Ma	**NEW OWNER**	
(NAME)	(NAME)	
434 Bowling Avenue C-4	5723 Colchester Court	**104-13-D-17.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Murfreesboro, TN 37128	
(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, **JOHN H. WATERS AND WIFE, CINDY S. WATERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YANJUN MA, A MARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. C-4 on the Plat of Bellwood Terrace Condominiums, of record in Plat Book 5200, Pages 568 and 569, Register's Office for said County, to which plat reference is hereby made for a more complete description of said Unit; together with an undivided interest in the common elements of The Bellwood Terrace Homeowner's Association, as described in Book 6100, Page 177, Register's Office for said County.

Being the same property conveyed to John H. Waters and wife, Cindy S. Waters, by Warranty Deed from The Thomas E. Gallalee Revocable Trust, recorded September 19, 2005 in Instrument No. 20050919-0112228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 568 and 569, Register's Office for Davidson County, Tennessee.
- Charter of Bellwood Terrace Homeowner's Association of record in Book 6098, Page 370, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **434 Bowling Avenue, Nashville, Tennessee 37205**.

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 24th DAY OF JANUARY, 2017.

John H. Waters
Cindy S Waters by John H Waters,
Attorney-in-Fact
Cindy S. Waters by John H. Waters, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. WATERS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. WATERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CINDY S. WATERS, and who acknowledged he/she/they executed the same as the free act and deed of the said CINDY S. WATERS.

Witness my hand and official seal, this the 24th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

