Davidson County	DEEDWARR
Recvd: 04/19/17 12:32	3 pgs
Fees:18.00 Taxes:703.19	
20170419-0038342	

Name and Address of New Owner:
Jing-Qi Mei and Xuhan Zhang
8207 Sawyer Brown Road, Apartment C2
Nashville, TN 37221

Send Tax Statements To:
Jing-Qi Mei and Xuhan Zhang
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17040434

Map and Parcel: 142 01 0A 014.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara J. Smith, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jing-Qi Mei and Xuhan Zhang, husband and wife,** hereinafter called the GRANTEES, their 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, and being all of Unit No. C-2, together with the Carport designated No. C-2-C, in River Plantation, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee and described in a Master Deed, recorded n Book 4562, page 474, of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Offie of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Barbara J. Smith, a Single Person, by Warranty Deed dated 09/18/2003 and filed for record on 09/26/2003 in Instrument 20030926-0142972, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Master Deed of record in Book 4562, page 474, as amended in Instrument 20051020-0126564 and Instrument 20140219-0014288; HOA Charter of record in Instrument 20050818-0098515; By-Laws of record in Book 4562, page 474; All matters as set forth per Plat of record in Book 4460, page 18; All matters as set forth per Plat of record in Book 4460, page 59; All matters including but not limited to Easements in Deed to Harpeth Valley Utility District of record in Book 3770, page 6; By-Laws of record in Book 4562, page 474, all said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is property known as: 8207 Sawyer Brown Road, Apartment C2, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 14th day of April, 2017.

Barbara J. Smith

State of New York

County of Albany

Personally appeared before me, Barbara J. Smith with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14 of April, 2017.

Notary Public
My Commission Expires: Sept 3, 2018

RICHARD J. SCHAEFER
Notary Public, State of New York
No. 01SC5065321
Qualified in Albany County
Commission Expires Sept. 03, 20 18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,050.00.

Affiant Signature

Subscribed and sworn to before me, this 17 day of April, 2017.

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/20/18

True Copy Certification

I, Lynn Vaught, 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.

L Vaught
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley
Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY