Davidson County DEEDWARR
Recvd: 04/19/17 16:15 3 pgs
Fees:18.00 Taxes:1239.50
20170419-0038575

# WARRANTY DEED

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2017.

Notary Public

My commission expires: 5-27-18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Yanjun Ma | Yanjun Ma | Map 104-09-0-H Parcel 013.00co |
| 3626 West End Avenue Apt 302 | 3626 West End Avenue, Apt. 302 | |
| Nashville, Tennessee 37205 | Nashville, TN 37205 | |

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

**Stacie Standifer, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Yanjun Ma**, a married woman

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:

**BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 as specified on the Plat shown in the Master Deed, on the Plan of Richland House Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Richland House Condominiums, of record in Book 7380, Page 470, and as amended in Book 11545, Page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and Instrument No. 20010614-0062797, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Richland House Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record in Book 7380, Page 470, said Register's Office, for a more complete identification and description of such Unit.**

**Being the same property conveyed to Stacie Standifer, an unmarried woman, by Deed dated August 30, 2004 from Lynn Marie Williford, unmarried, of record in Instrument No. 20040907-0107615, Register's Office for Davidson County, Tennessee. The said Stacie Standifer having since married.**

**The subject property is not now nor ever has been the principal residence of the Grantor's spouse.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Master Deed shown in Book 7380, Page 470, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building 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 Richland House Condominiums, of record in Book 7380, Page 470, and as amended in Book 11545, Page 870, and Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and Instrument No. 20010614-0062797, Register's Office for Davidson County, Tennessee. (3) By-Laws of Richland House Homeowners' Association, Inc. of record in Book 7380, Page 495, and as amended in Book 8708, Page 501, Register's Office for Davidson County, Tennessee. (4) Agreement for Dedication of Easement for Sanitary Sewers and Water Mains, Pumps and Appurtenances of record in Instrument No. 20151119-0117552, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (_____) property, known as **3626 West End Avenue Apt 302, 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 GRANTEES 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 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/our hand(s) this 18th day of **April, 2017.**

**Stacie Standifer**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Stacie Standifer,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of **April, 2017.**

**Notary Public**

**My Commission Expires:** 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

# 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.

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.

Notary's Signature

My Commission Expires: 5-22-19
Notary' Seal (if on paper)

