THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170311264

BILL GARRETT, Davidson County
Trans: T20170037152 DEEDWARR
Recvd: 05/03/17 08:53 2 pgs
Fees: 13.00 Taxes: 1424.50
20170503-0043302

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shuai Yuan 1101 18th Avenue South Apt 202 Nashville TN 37212	New Owner	Tax Parcel ID No. 104-04-0E-202.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob R. Nemer and April W. Nemer, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shuai Yuan, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 202, together with Parking Space Number 31, on the Horizontal Property Regime for 1101 Eighteenth Avenue, as recorded in the Master Deed of record in Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JACOB R. NEMER and wife, APRIL W. NEMER, by deed from KAN CHEN, of record in Instrument No. 20141217-0115595, dated December 16, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 104-04-0E-202.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains and Appurtenances, of record in Instrument No. 20060120-0007524, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060120-0007509, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071010-0120355, said Register's Office.

This is improved property located at 1101 18th Avenue South Apt 202 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2017.

Jacob R. Nemer

April W. Nemer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob R. Nemer and April W. Nemer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018