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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170512099** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this30th day of June, 2017.<br><br>Notary Public<br>My Commission Expires: 6/19/18 |

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans: T20170059201 DEEDWARR
Recvd: 07/11/17 11:23 2 pgs
Fees: 13.00 Taxes: 943.50

20170711-0069640

# WARRANTY DEED

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| Address New Owner:<br>Leon Cai and Weiping Xie<br>1101 18TH AVE S #410<br>Nashville TN 37212-2222 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>104040E41000CO |

**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, **Viraj J. Mehta, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leon Cai, unmarried man and Weiping Xie,** ("Grantees"), its 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 410, 1101 Eighteenth Avenue, South, as shown in Master Deed of record as Instrument No. 20060807-0096688, rerecorded as Instrument No. 20060817-0101760, amended as Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee to which reference is hereby made to Plat which is attached as Exhibit "E" to said Master Deed. Together with Parking Space Number 58 which is being assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed as amended.

Being the same property conveyed to Viraj J. Mehta, an unmarried man by Warranty Deed from Jennifer Cooke, unmarried Stephanie Bloom, unmarried and Cheryl Bennett, unmarried, recorded on the 18th day of June, 2014 in Instrument No. 20140618-0053270, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 87 (O.B. HAYES).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1101 EIGHTEENTH AVENUE of record in Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760 , as amended by instrument(s) of record in Instrument No. 20090624-0058837; also subject to easements, rights and interests 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.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded in Instrument No. 20060120-0007524.

Stormwater Detention Agreement recorded at Instrument No. 20060120-0007509.

An Application to Combine Parcels recorded at Instrument No. 20060213-0017351.

Reciprocal Easement Access and Maintenance Agreement recorded at Instrument No. 20070926-0114981.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20071010-0120355.

This is improved property located at 1101 18TH AVE S #410 Nashville TN 37212-2222

**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 30th day of June, 2017.

Viraj J. Mehta

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Viraj J. Mehta, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018