17-0217

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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

CRT File No. 170512097

BILL GARRETT, Davidson County
Trans:T20170060807 DEEDWARR
Recvd: 07/17/17 11:43 2 pgs
Fees:13.00 Taxes:795.50
20170717-0071582

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2017.

Notary Public
My Commission Expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rui Chen 7277 Charlotte Pike Nashville TN 37209	New Owner	Tax Parcel ID No. 114-08-0C-119.00 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, **Minchun Zhou, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rui Chen and Yan Yan, husband and wife** ("Grantees"), their 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 Legal Lot Unit 115 also known as Unit No. 340 on the Plan of West Park Phase 3 as established by Master Deed for West Park Homeowners Association, Inc. of record as Instrument No. 20040304 - 0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, Restrictions and Bylaws for West Park Homeowners Association, Inc. of record in Instrument No. 20041221 - 0151636, said Register' s Office, as amended in Instrument No. 20060202-0013378, said Register' s Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to MINCHUN ZHOU, by deed from VENIAMIN SIDOROV, of record in Instrument No. 20140609-0050101, dated May 29, 2014, said Register's Office.

Shu Wang joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 114-08-0C-119.00 CO.

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

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040304-0024541, Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20060202-0012968, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20030530-0073233 and Instrument No. 20051123-0141922, said Register's Office.

Overhang Easement of record in Book 6301, page 684, said Register's Office.

This is improved property located at 7277 Charlotte Pike Nashville TN 37209

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 14th day of July, 2017.

Minchun Zhou by Rui Wang Attorney in Fact

Minchun Zhou by Rui Wang, his Attorney-in-Fact

Shu Wang by Rui Wang attorney in Fact

Shu Wang by Rui Wang, her 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, Rui Wang, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Minchun Zhou and Shu Wang, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of July, 2017.

Notary Public

My Commission Expires:

