PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 07/26/17 08:12 3 pgs
Fees:18.00 Taxes:751.10
20170726-0075340

W & I Ref: (RF) Title No.: 59093
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Qingxia Chen Nan Chen 4845 Bevendean Drive, #E11 Nashville, TN 37211	Bank of America 4500 Amon Carter Blvd. Fort Worth, TX 76155

TAX MAP PARCEL NUMBERS: 161090A10700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$203,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Porter, an unmarried woman, hereinafter called the Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Qingxia Chen and Nan Chen, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. E-11 as set forth in the Master Deed Establishing Brighton Village, Phase 7, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Jennifer Porter, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated June 29, 2010 and recorded on July 1, 2010 of record in Instrument No. 20100701-0051682, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record is shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20080808-0081965, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20080117-0005582 amended in Instrument No. 20080808-0081965 and corrected in Instrument No. 20110520-0038914, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 4845 Bevendean Drive, # E 11, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2017.

Jennifer Porter

State of Tennessee

County of Davidson

On this 24th day of July, 2017, before me the undersigned authority, personally appeared Jennifer Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $203,000.00.

Affiant

Sworn and subscribed before me this 24th day of July, 2017.

Notary

My Commission Expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 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, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017