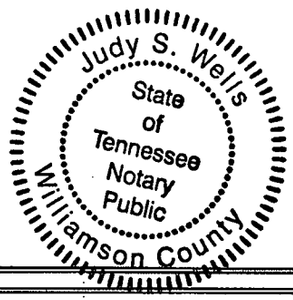
| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 170712861**<br><br> | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ )<br>Williamson<br>The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 9th day of August, 2017.<br><br>Notary Public<br>My Commission Expires: 6/22/20 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Aihua Bian and Ling Yu<br>601 Old Hickory Blvd., #82<br>Brentwood TN 37027 | Send Tax Bills To:<br>Bank of America<br>P. O. Box 650070<br>Dallas, TX 75265-0070 | Tax Information:<br>Tax Parcel ID No.<br>171-03-0-B-278.00CO |

**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, **Gina L. Rucker, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aihua Bian and spouse, Ling Yu,** ("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 Unit No. 40 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gina L. Rucker, an unmarried woman by Corporate Form Warranty Deed from Pulte Homes Tennessee Limited Partnership, of record in Instrument No. 20000530-0053431, Register's Office for Davidson County, Tennessee, dated May 25, 2000 and recorded on May 30, 2000.

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.

Taxes for the year 2017, a lien not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee.

PUD Boundary of record in Plat Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7798, Page 843, Book 8920 Page 65, amended in Book 9500 Page 393, Book 9860 Page 840, Book 10294 Page 850, Book 10694 Page 541, Book 10126 Page 435, amended in Book 10224 Page 683, Book 10393 Page 11, Book 10628 Page 517, Book 11550 Page 531, Book 11682 Page 75, Instrument Number 20000719-0070558 and Instrument Number 20050705-0076596, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20170069688 DEEDWARR
Recvd: 08/11/17 10:56 2 pgs
Fees:13.00 Taxes:943.50
20170811-0082428

By-Laws for HOA of record in Book 8920, Page 45, amended in Book 10694, Page 539 and Instrument No. 20150102-0000219, in the Register's Office for Davidson County, Tennessee.
By-Laws for Townhomes Association of record in Book 10126, Page 486, amended in Book 10275, Page 959; Book 11550, Page 554 and Instrument No. 20150102-0000219, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee.
QCD for common areas to HOA of record in Book 11753, Page 208, in the Register's Office for Davidson County, Tennessee.
Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, Book 9698, Page 124, and Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.
Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
Easement to BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10357, Page 920, in the Register's Office for Davidson County, Tennessee.
Easement for Cable Television of record in Instrument Number 20000516-0049387, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 601 Old Hickory Blvd., #82 Brentwood TN 37027

**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 9th day of August, 2017.

Gina L. Rucker

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

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

Witness my hand, at office, this 9th day of August, 2017.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018