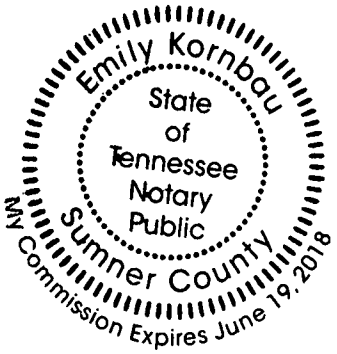
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 7th DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Elrod	new owner	171-02-0-A 087.00CO
(NAME)	(NAME)	
251 Glenstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 7th day of July, 2017, by and between **Congzhong Zhan, a single woman,** party of the first part and **Jennifer Elrod, an unmarried woman** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of TENNESSEE, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title:

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

For reference purposes, this property is also known as: 251 Glenstone Circle, Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170071971 DEEDWARR
Recvd: 08/18/17 13:02 4 pgs
Fees:23.00 Taxes:869.50
20170818-0085152

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Congzhong Zhan.
CONGZHONG ZHAN

STATE OF Indiana
COUNTY OF Jackson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CONGZHONG ZHAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of July, 2017

Commission expires:
6-6-25

Notary Public

SHANNON DEE PARLAGRECO
Jackson County
My Commission Expires
June 6, 2025

Exhibit A

A certain condominium apartment in Davidson County, TN, described as Unit No. 87 of Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Brentwood, TN, as shown on the plat of Phase 3B. Brentwood Villa, Condominium Apartments, recorded in Plat Book 6900, Page 4 as amended in Plat Book 6900, Page 329, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574 and Instrument No. 20071022-0124551, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa Condominium Apartments contained in the Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574 and Instrument No. 20071022-0124551, and By-Laws recorded in Book 6923, Page 986 as amended in Book 7423, Page 567 and Book 8074, Page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Congzhong Zhan, a single woman by Warranty Deed from Daniel T. Heard and Jamie Lynn Heard, husband and wife, dated June 7, 2013 and recorded June 7, 2013 of record in Instrument No. 20130607-0058346, Register's Office for Davidson County, Tennessee.

EXHIBIT B

All matters shown on the plat of record in Plat Book 6900, Page 4 as amended in Plat Book 6900, Page 329, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Book 6923, Page 943, as First Amended in Book 7035, Page 115, Second Amended in Book 7101, Page 730, Re-recorded in Book 7143, Page 18, Third Amended in Book 7266, Page 84, Fourth Amended in Book 7423, Page 574 and Instrument No. 20071022-0124551, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Amendment to Bylaws of Brentwood Villa Condominium Association, Inc., recorded in Book 7423, Page 567 and Book 8074, Page 564, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement recorded in Book 6385, Page 814, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement recorded in Book 5155, Page 164 in the Register's Off ice of Davidson County, Tennessee.

Deeds of Conveyance recorded in Book 8127, Page 666, Book 8127, Page 782, Book 8127, Page 802 and Book 8128, Page 17, in the Register's Office of Davidson County, Tennessee.

Charter of Brentwood Villa Condominium Association, Inc., recorded in Book 6936, Page 895, Amendment Recorded in Book 7998, Page 249 and Amendment Recorded in Book 8267, Page 270, in the Register's Office for Davidson County, Tennessee.