29979-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072797 DEEDWARR
Recvd: 08/22/17 13:58 2 pgs
Fees:13.00 Taxes:999.00
20170822-0086188

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 18th day of August, 2017.

Anna Agee
Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mingfang Ao **Xinhong Dong**	**OWNER**	**Map 104-11-0-G Parcel 003.00co**
706 Helmsdale Place S		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John J. West, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mingfang Ao and Xinhong Dong, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 3 Acklen Place Condominiums, a Horizontal Property Regime, located on Acklen Avenue, Nashville, Davidson County, Tennessee, as shown on the Plat of Acklen Place Condominiums, recorded in Book 6250, Page 450, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6561, Page 954, 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 property, apartments, co-owners and tenants of Acklen Place Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 6561, Page 954, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John J. West, unmarried and J. Whitney Hodge and wife, Rosemarie Hodge, by Deed from Peter J. Kruse and wife, Linda S. Kruse, of record in Book 10140, Page 632, Register's Office for Davidson County, Tennessee. The said Rosemarie Hodge having quitclaimed to John J. West by Quitclaim Deed dated February 17, 2017, of record in Instrument No. 20170308-0022851, said Register's Office. The said J. Whitney Hodge having since died in vesting his interest in the property to Rosemarie Hodge, the surviving tenant by the entirety.

This instrument is being executed on behalf of John J. West, pursuant to a Power of Attorney executed by him on the 14th day of August, 2017, of record in Instrument No. 20170822-0086187, Register's Office for Davidson County, Tennessee.

This property is not now nor ever has been the principal residence of the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6250, Page 450, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Acklen Place of record in Book 6561, Page 954, said Register's Office. (3) By-Laws of Acklen Place Homeowners' Association, Inc. of record in Book 6561, Page 962, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (____) property, known as **2139C Acklen Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of August, 2017.

John J. West by John Clayton, Attorney-in-Fact

John J. West by John Clayton, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of August, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John Clayton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **John J. West,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John J. West**, for the purpose therein contained, by signing the name of **John J. West,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **August, 2017.**

My Commission Expires: 7-7-21



Notary Public