Bill Garrett Davidson County
Batch# 13982 DEEDWARR
10/16/2017 10:36:54 AM 2 pgs
Fees: $13.00 Taxes: $1,735.30
20171016-0105683

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M177125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $469,000.00

Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 12th day of October, 2017.

Notary Public
My Commission Expires: 2-25-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Feng Li Zhijian Wang 9564 Yellow Finch Court Brentwood, TN 37027	New Owner	104-11-0Z-202.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeaninne Irwin, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **Feng Li and wife, Zhijian Wang**, 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:

Being a certain condominium unit situated in Davidson County, Tennessee, being Unit No. 202, as set forth in the Declaration of Covenants, Conditions and Restrictions of Acklen at 24th, a Condominium Development, 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., of record as Instrument No. 20130927-0101658; as amended in Instrument No. 20131009-0106143; and in Instrument No. 20140722-0065160, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the Plan of Acklen at 24th, appearing as Exhibit to said Declaration, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Jeaninne Irwin, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated November 20, 2014, recorded November 24, 2014, of record in Instrument No. 20141124-0108215, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1808 24th Avenue South Unit 202, Nashville, TN 37212

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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. Whenever used, the singular number 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 12th day of October, 2017.

Jeaninne Irwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeaninne Irwin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of October, 2017.

Notary Public
My Commission expires: 4-28-19

