Bill Garrett Davidson County
Batch# 29362 DEEDWARR
11/22/2017 12:37:45 PM 2 pgs
Fees: $13.00 Taxes: $479.15

20171122-0120113

Record + Return to:
THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $129,500.00

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2017.

Notary Public
My Commission Expires:

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jieyu Xu Jun Hong 1628 Vineland Dr. Brentwood, TN 37027	Farmington Mortgage 2002 Richard Jones Rd, Suite 300A Nashville, TN 37215	163-11-0E-031.00

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, We, **Inez Fitzpatrick unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jieyu Xu and Jun Hong, wife and husband**, 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. 4, as set forth in the Master Deed establishing the Oak Grove Townhomes, a condominium form of ownership and use created in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., and as established by Master Deed of record as Instrument No. 20020930-00118631; as amended in Instrument No. 20040511-0053732; and in Instrument No. 20040511-0053733, 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 Master Deed. Reference is hereby made to the Plan of Oak Grove Townhomes, horizontal property regime, appearing as Exhibit to said Master Deed and of record in Instrument No. 20021126-0146722, said Register's Office, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Inez Fitzpatrick, unmarried by Warranty Deed from Signature Development, Inc., a Tennessee corporation, dated December 5, 2003, recorded December 16, 2003, of record in Instrument No. 20031216-0179774, Register's Office for Davidson County, Tennessee

Tanya Burnam executed this instrument on behalf of Inez Fitzpatrick pursuant to the Letter of Conservatorship, Docket No. 17P891 in the Circuit Court of Davidson County Tennessee.

This is improved property located at: 2940 Baby Ruth Lane, Unit 4, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. The 2017 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 20th day of November, 2017.

By: X Tanya Burnam
Tanya Burnam, as Conservator for Inez Fitzpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Tanya Burnam,*** the within named bargainor(s), 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 20th day of November, 2017.

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

Notary Public
My Commission expires: _____

*as Conservator for Inez Fitzpatrick