THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013907** Bill Garrett Davidson County Batch# 34025 DEEDWARR 12/06/2017 10:08:49 AM 2 pgs Fees: $13.00 Taxes: $910.20 20171206-0124357	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $246,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2017. Notary Public My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Liang Xiao and Zhu Zeng 4815 Bevendean Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161-09-0A-032.00 CO

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, **Nathaniel Brown, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Liang Xiao and Zhu Zeng, husband and wife**, ("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 Townhome Unit No. 4815, aka Lot 42, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, in the Register' s Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit E and A to said Master Deed as amended.

Being the same property conveyed to NATHANIEL BROWN, by deed from ANTHONY L. GRESSICK, of record in Instrument No. 20161003-0103861, dated September 26, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 161-09-0A-032.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed establishing Brighton Village of record as Instrument No. 20080117-0005582 and amended as Instrument No. 2008080-0081965, and as corrected as Instrument No. 20110520-0038914, said Register's Office.

Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office.

Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366, in said Register's Office.

Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402, in said Register's Office.

This is improved property located at 4815 Bevendean Drive Nashville TN 37211

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 30th day of November, 2017.

Nathaniel Brown

STATE OF INDIANA)

COUNTY OF MARION)

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

Witness my hand, at office, this 30th day of November, 2017.

Janis K. Pyritz
Notary Public

My Commission Expires: 11/17/2023

JANIS PYRITZ
Seal
Notary Public - State of Indiana
Marion County
My Commission Expires Nov 17, 2023

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1VRES-17-4815