WARRANTY DEED

Bill Garrett Davidson County
Batch# 39927 DEEDWARR
12/20/2017 12:51:58 PM 2 pgs
Fees: $13.00 Taxes: $166.50
20171220-0129635

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-25-19
(AFFIX SEAL)

LAURIE MARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Quan Wang and Yini Zhao	New Owner	147 03 0A 010.00
(NAME) Quan Wang	(NAME)	
(ADDRESS) 1716 Eastwick Ln, Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Forty-Five Thousand And No/100 Dollars ($45,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lesley Anne Komlos, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Quan Wang and Yini Zhao**, 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:

Land in Davidson County, Tennessee, Being Unit A-10 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee code annotated as Established by a Master Deed of Records in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed, reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's office for more complete identification and description of such unit.

Being the same property conveyed to Lesley Anne Komlos by Warranty Deed from James U. Rust IV dated June 4, 2007 and recorded June 6, 2007 as Instrument No. 200706060067651, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 441 Harding Place, Unit A-10, Nashville, TN 37211

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, has 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. 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 our hands this 15th day of December, 2017.

Lesley Anne Komlos by Jane Campbell her Attorney In Fact Jane Campbell her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jane Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lesley Anne Komlos, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Lesley Anne Komlos, for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2017.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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