THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114126**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 27th day of December, 2017 Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 43163 DEEDWARR
01/02/2018 10:54:03 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180102-0000267

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 10, 2021

WARRANTY DEED

Address New Owner: Amy D. Dixon and Edward B. Dixon 3000 Hillsboro Pike #101 Nashville TN 37215-1328	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-A 101.00 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, **He Zhu, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy D. Dixon, an unmarried woman and Edward B. Dixon, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. A101 of Versailles Apartments, of record in Plat Book 5050, Page 80, corrected in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Versailles Apartments of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, 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.

Being the same property conveyed to He Zhu, a single man by Warranty Deed from Richard F. Bryan, a single person, recorded on the 20th day of January, 2015 in Instrument No. 20150120-0005617, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VERSAILLES APARTMENTS, as recorded in Plat Book 5050, Page(s) 80, as corrected in Book 5171, Page 153.

Terms and provisions of by-Laws of recorded in Book 5589, Page 367, Book 5659, Page 641 and Book 5667, Page 375.

Charter of Homeowners Association recorded in Book 5179, Page 858.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 5168, Page 944, as amended by instrument(s) of record in Book 7770, Page 955 and Book 8434, Page 719.

This is improved property located at 3000 Hillsboro Pike #101 Nashville, TN 37215-1328.

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 27th day of December, 2017.

He Zhu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, He Zhu, 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 27th day of December, 2017.

JONATHAN D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____