THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114554

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of February, 2018.

Notary Public
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41546

Bill Garrett Davidson County
Batch# 55845 DEEDWARR
02/06/2018 10:19:50 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180206-0011913

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Xun Miao and Cesar Arbelaez 2700 Campa Circle Nashville TN 37211	New Owner	Tax Parcel ID No. 172150A26500CO

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, **Matthew Bowman and Erin Bowman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cesar Arbelaez and Xun Miao, 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 Lot 272, Holt Woods, Section Thirteen, as shown on plat of record in Plat Book 9700, Pages 598-599, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Bowman and Erin Bowman, husband and wife by Warranty Deed from Thomas L. Wiser and Hannah Elizabeth Wiser, married, recorded on the 26th day of April, 2016 in Instrument No. 20160426-0040439, 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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THIRTEEN, HOLT WOODS, as recorded in Plat Book 9700, Page(s) 598 and 599.

Covenants, Conditions and Restrictions recorded in Book 9570, Page 22 and Book 10800, Page 575.

Terms and provisions of by-Laws recorded in Book 9570, Page 13.

Charter of Homeowner's Association recorded in Book 9570, Page 5.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 10316, Page 585. Conveyance to Homeowner's Association recorded at Instrument No. 20020807-0095356.

Stormwater Detention Agreement recorded in Book 10584, Page 124.

This is improved property located at 2700 Campa Circle Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 1st day of February, 2018.

Matthew Bowman

Erin Bowman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of February, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON