WARRANTY DEED

Bill Garrett Davidson County
Batch# 70790 DEEDWARR
03/19/2018 01:12:50 PM 2 pgs
Fees: $13.00 Taxes: $1,121.57

20180319-0025714

B-SR-18-677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,125.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bobbie Jean Wilhoite **Rachael Lynne Fisher**	**New Owners**	
(NAME) **677 Wolfeboro Lane**	(NAME) **677 Wolfeboro Lane**	**141-05-0A-310.00-CO**
(ADDRESS) **Nashville, Tennessee 37221**	(ADDRESS) **Nashville, Tennessee 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WANXIA ZHAO AND ZHENG CHEN, WIFE AND HUSBAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RACHAEL LYNNE FISHER AND BOBBIE JEAN WILHOITE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of Final Plat of Avondale Park Phase 1, Section 2, Cluster Lot Subdivision of record in Plat at Instrument No. 20081218-0121117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wanxia Zhao, a married woman by Special Warranty Deed from Quicken Loans, Inc., a corporation of record in Instrument No. 20150406-0029553 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 06, 2015.

NOTE: THE SAID ZHENG CHEN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:

- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20081218-0121117, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
- Access Easement Agreement in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
- Deed to USA in Record Book 4118, Page 694 and Book 4228, Page 635, Register's Office for Davidson County, Tennessee.
- Order to TVA in Book 4273, page 280, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No.

20071002-0117293, Register's Office for Davidson County, Tennessee.
- Easement for right of way of electric power line to Tennessee Electric Power Co. in Book 787, page 7, Register's Office for Davidson County, Tennessee.
- Easement and right of way for electric power transmission line and poles with rights of ingress and egress and other rights and privledges granted to United States in Book 4193, page 903, Register's Office for Davidson County, Tennessee.
- Easement for water line granted Rodgers Properties in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
- Easement for sewer line granted Harpeth Valley Utilities in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
- Easement for water main in Book 1237, page 674, Register's Office for Davidson County, Tennessee.
- Easement in Book 5738, page 819, and Partial Abandonment thereof in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument Number 20020821-0100879, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **677 Wolfeboro Lane, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF MARCH, 2018.

Wanxia Zhao
Wanxia Zhao

Zheng Chen by Wanxia Zhao, Attorney-in-Fact
Zheng Chen by Wanxia Zhao, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANXIA ZHAO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public

My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANXIA ZHAO, 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 ZHENG CHEN, and who acknowledged she executed the same as the free act and deed of the said ZHENG CHEN.

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public

My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212