WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zengquan Qin	NEW OWNER	172130A07700CO
(NAME)	(NAME)	Bill Garrett Davidson County
708 Winsley Place		Batch# 73687 DEEDWARR
(ADDRESS)	(ADDRESS)	03/27/2018 10:41:30 AM 2 pgs
Brentwood, TN 37027		Fees: $13.00 Taxes: $1,627.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180327-0028528

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eduard Y. Chekmenev, unmarried and the Heir at Law or Devisee under any Probated Will of Elena Oborina, Deceased**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Zengquan Qin and Xiuzhi Wang, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 37, on the plan of SECTION TWO, WILLIAMS GROVE, of record in Plat Book 9700, Pages 902-906, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eduard Y. Chekmenev and Elena Oborina by Warranty Deed dated 1/12/2010 from Mike Sansom and wife, Melissa Sansom of record in Instrument 201001190004289, Register's Office for Davidson County, Tennessee. The said Elena Oborina died on May 29, 2011.

Also being the same property conveyed to Eduard Y. Chekmenev, unmarried by Quit Claim Deed dated 11/2/2012 from Eduard Y. Chekmenev, unmarried of record in Instrument 201211020101348, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 9700, Page 520 and Plat Book 9700, Pages 902-906; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10741, Page 678, as amended of record in Book 11167, Page 755, Book 11643, Page 316, Instrument 19991206-0300190 and Instrument 200105140049490; (3) Charter of the Homeowners Association of record in Book 10741, Page 671; (4) Charter Amendment of record in Instrument 200106180064214; (5) Quitclaim Deed to the Homeowner's Association of record in Instrument 200105140049489, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 708 Winsley Place, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 my hand this 26th day of March, 2018.

Eduard Y. Chekmenev

State of Tennessee
County of Williamson

Personally appeared before me Eduard Y. Chekmenev, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of March, 2018.

Notary Public ~~Ottis Jackson~~
My Commission Expires: 10/31/2020

WILLIAMSON COUNTY TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129