WARRANTY DEED

Bill Garrett Davidson County
Batch# 84434 DEEDWARR
04/25/2018 09:07:36 AM 3 pgs
Fees: $18.00 Taxes: $937.95

20180425-0038746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF April, 2018.

MEREDITH A. BRADSHAW NOTARY PUBLIC TENNESSEE My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COLLINS LAW FIRM, PLLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wenhua Chu and Li Wen	Midland States Bank	092-16-0C-211.00-C
(NAME)	(NAME)	
807 18th Ave South, Unit 211	~~Same as New Address~~ 5991 South Hwy 94	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Weldon Springs, MO 63304.	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **April 24, 2018** by and between **Grover Christopher Collins and Katherine Carter Collins** *("Grantor/s")* and **Wenhua Chu and Li Wen** *("Grantee/s")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FIFTY THREE THOUSAND FIVE HUNDRED AND 00/100 ($253,500.00)** DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I **Grover Christopher Collins and Katherine Carter Collins**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Wenhua Chu and Li Wen, husband and wife as joint tenants** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 807 18th Avenue South, 211, Nashville, TN 37203 and further described as follows to wit:

Located in Davidson County, Tennessee: Being Unit 211, 807 Eighteenth Avenue Condominiums, as established under Master Deed of Record in Instrument 20041214-0148798, amended at Instruments 20041216-0149823, 200550504-0050222, re-recorded at Instrument 20060109-0003220, 20051123-0142078 and 20070509-0055940, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Parking Space #17 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of Record in Instrument No. 20051123-0142078, in the Register's Office, Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed by Quitclaim Deed from NSHVL, LLC, to Grover Collins and Katherine Collins, husband and wife, as recorded on the 28th day of March, 2018 in Instrument No. 20180328-0029000; Quitclaim Deed from Grover Collins and Katherine Collins, husband and wife to NSHVL, LLC, as recorded on the 6th day of July, 2017 in Instrument No. 20170706-0067879; Quitclaim Deed from Katherine Mackenzie Carter, now known as Katherine Collins to Grover Collins and Katherine Collins, husband and wife, as recorded on the 19th day of November, 2015 in Instrument No. 20151119-0117363; and Warranty Deed from Kevin T. Herring, married to Katherine Mackenzie Carter, unmarried, as recorded on the 3rd day of August, 2009 in Instrument No. 20090803-0072654, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

(1) Property taxes for the year 2018, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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 GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 caused this instrument to be executed on the date first above written.

GRANTORS:

Grover Christopher Collins

Katherine Carter Collins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, **Grover Christopher Collins and Katherine Carter Collins**, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 24 day of April, 2018.

NOTARY PUBLIC

My Commission expires: 9/7/21

MEREDITH A. BRADSHAW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-07-2021
COUNTY OF DAVIDSON