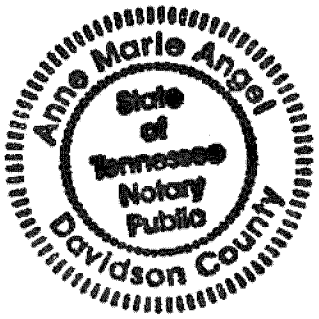
Bill Garrett Davidson County
Batch# 88207 DEEDWARR
05/04/2018 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180504-0042715

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Honglei Chen and Lei Qian	Honglei Chen and Lei Qian	117 03 0B 049.00
(NAME)	(NAME)	
565 Summit Oaks Ct	565 Summit Oaks Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Phyllis A. Kindred, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Honglei Chen and Lei Qian, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. D-2, Parcel No. 49, in a Horizontal Property Regime which is located on the Plat of Villager Condominium Apartments, Revised, of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Phyllis A. Kindred by Warranty Deed from Kenneth E. Culp and wife, Mary P. Culp dated March 16, 1983 and recorded March 17, 1983 in Book 6022, Page 652, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2601 Hillsboro Pike, Unit D-2, Nashville, TN 37212

File Number: GRN-183327SSO

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 Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 2nd day of May, 2018

Phyllis A. Kindred by

Phyllis A. Kindred by Hillary Monroe Smith, her attorney in fact

PO her attorney in fact

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Phyllis A. Kindred, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of her, for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-183327SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

