WARRANTY DEED

Bill Garrett Davidson County
Batch# 95710 DEEDWARR
05/23/2018 10:23:55 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20180523-0049291

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$453,500.00~~ $460,000.00

Affiant

Subscribed and sworn to before me this 18th day of May, 2018.

Notary Public
My Commission expires: 7/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Guan Wang	new owner	105040I00200CO
28 North Hill Street, Unit B		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jessica Richards**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Guan Wang**, an unmarried man and **Ya Ping Wang**, a married man, as tenants in common with rights of survivorship, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of The Plan of Homes At 28 N. Hill Street Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 28 N. HILL STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20170606-0056601, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20170606-0056601, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jessica Richards from Antonio R. Powell by Warranty Deed on April 13, 2017, of record in Instrument Number 20170420-0039011, Register's Office for Davidson County, Tennessee.

Jessica Richards having since married and now known as Jessica Richards Buford.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for county and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 19, Page 220, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Master Deed of record in Instrument Number 20170606-0056601, Register's Office for Davidson County, Tennessee.
- Subject to a 9 foot easement as described in Deed of record Instrument Number 20071002-0117151, Register's Office for Davidson County, Tennessee.

This is improved property known as: **28 North Hill Street, Unit B, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 18, 2018.

Jessica Richards Buford

Jessica Richards Buford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jessica Richards Buford,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 18, 2018

My commission expires 5-3-2021

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-V265-18-28