THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415691** Bill Garrett Davidson County Batch# 100002 DEEDWARR 06/04/2018 03:33:30 PM 3 pgs Fees: $18.00 Taxes: $965.70 20180604-0053261	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $261,000.00. Affiant Subscribed and sworn to before me, this31st day of May, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Lily Gailmard and William Robert Gailmard 2049 Stokes Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-07-0M-015.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zhiao Shi** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lily Gailmard and William Robert Gailmard,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit number 2049 of Fairsted park Condominiums, a Horizontal Property Regime created under Title 66, Section 77-101 et seq., as amended, Tennessee Code Annotated and as established by the Master Deed and By-Laws for Fairsted Park Condominiums of record as instrument 20021121-0145225 and as amended as instrument 20030328-0041138, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Master Deed. Reference is hereby made to the plan of Fairsted Park Condominiums as set out in Exhibit "C" to the Master Deed of record as instrument 20021121-0145225, and being located upon Lot number 2 on the Plan of the Resubdivision of Women's Club of Nashville of record in Book 6200, Page 383, said Register's Office.

Being the same property conveyed to Zhiao Shi by Warranty Deed from Kathryn Elizabeth Delmez joined by her spouse, John A. Purdy, recorded on the 12th day of June, 2009 in Instrument No. 20090612-0054788, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FAIRSTED PARK CONDOMINIUMS of record in Instrument No. 20021121-0145225 and amended in Instrument No. 20030328-0041138; also 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.

This is improved property located at 2049 Stokes Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 31st day of May, 2018.

Zhiao Shi by Karen Morgan Attorney in Fact

Zhiao Shi
By: Karen Morgan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Per with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), Karen Morgan and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Zhiao Shi and that she is authorized by Zhiao Shi to execute this instrument on his behalf.

WITNESS my hand, at office, this 31st day of May 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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True Copy Certification

I, Christy Jones, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Christy Jones
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Christy Jones who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Danielle Chandler
Notary's Signature

My Commission Expires 4-10-22

Notary Seal

