Bill Garrett Davidson County
Batch# 113412 DEEDWARR
07/09/2018 12:31:29 PM 2 pgs
Fees: $13.00 Taxes: $1,137.75
20180709-0066012

THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, LLC
2002 Richard Jones Rd., Ste 200-B
Nashville, TN 37215

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $307,500.00

Jandersm
Affiant

Subscribed and sworn to before me, this 3 day of July, 2018.

Notary Public
My Commission Expires: 10/14/19

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jizhou Liu 601 Old Hickory Blvd, Unit 1 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 171-03-0B-195.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET E. JONES, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JIZHOU LIU,** an unmarried woman , ("Grantee"), his 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 No.1, as shown on the map entitled Phase Two, Section Six, Townhomes of Fredericksburg, of record in Plat Book 9700, pages 953 and 954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARGARET JONES, by deed from CHRISTOPHER RICKETTS, of record in Instrument No. 20070320-0033956, dated March 15, 2007, said Register's Office.

MARGARET JONES conveyed her interest to MARGARET E. JONES, by quitclaim deed of record in Instrument No. 20120106-0001510, dated November 10, 2011, said Register's Office.

This property is not now nor has it ever been the principal residence of the Grantor.

This is improved property commonly known as: **601 Old Hickory Blvd, Unit 1, Brentwood, TN 37027**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 3 day of July 2018.

MARGARET E. JONES

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET E. JONES**, the within named bargainor, 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.

Witness my hand and official seal at office this 3 day of July, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19