Bill Garrett Davidson County
Batch# 115742 DEEDWARR
07/12/2018 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20180712-0067626

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34366-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me this 11 day of July, 2018. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 2, 2021

WARRANTY DEED

Address New Owner: Christine Dong, Tianlai Tang 3334 Hillsboro Pike Nashville, TN 37215	**Send Tax Bills To:** 1766 Tyne Blvd Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 117 07 0 H 008 00CO

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, **Jamie S. Fisher**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine Dong and Tianlai Tang, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3334 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of July, 2018.

Jamie S. Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie S. Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2018.

Notary Public

My Commission Expires: 07.16.2019

MARBUT GLENN GASTON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3334 on the Plan of Roderick Square, of record in Plat Book 6250, page 928, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed and Bylaws of record in Book 6867, page 385, said Register's Office.

Being the same property conveyed to Jamie S. Fisher, unmarried by deed dated May 17, 2007 from Marguerite Torian, unmarried of record in Instrument No. 20070518-0059461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 117 07 0 H 008 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Roderick Square, of record in Book 6867, page 385, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6250, page 928, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6601, page 519, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

