WARRANTY DEED

Bill Garrett Davidson County
Batch# 123574 DEEDWARR
08/01/2018 03:34:58 PM 2 pgs
Fees: $13.00 Taxes: $381.10

20180801-0075424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-8-2021

(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

JM-FSBO-18-523

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yao Xu and Yueli Zhang	**NEW OWNER**	
(NAME) 4837 Redcastle Ridge	(NAME)	**147-2-A-13.00CO**
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BINGYING HAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YAO XU AND YUELI ZHANG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 13, Building B, The Coach House, A Condominium, of record in Plat Book 4675, Page 107, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bingying Han by Warranty Deed from Steven L. Bradley as Trustee of the Boerner Family Trust, recorded April 12, 2013 in Instrument No. 20130412-0036642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 4675, Page 107, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Coach House, and recorded in Book 4809, Page 829, amended in Book 4813, Page 964; Book 5100, Page 894 and Book 5100, Page 897, Register's Office for Davidson County, Tennessee.
- Charter of The Coach House Association Inc. of record in Book 4813, Page 686, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Nos. 20151204-0122645 and 20171103-0113266, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **523 Harding Place #13, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF JULY, 2018.

Bingying Han

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212