WARRANTY DEED

Bill Garrett
Batch# 129162
08/15/2018 10:56:37 AM
Fees: $13.00 Taxes: $971.25

Davidson County
DEEDWARR
2 pgs

20180815-0080702

O-SPM-18-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-24-19

(AFFIX SEAL)

TONY TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

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)
Lianyan Li Xu **Long Xu**	Heritage Bank, USA, Inc.	
(NAME) **807 18th Avenue South #409**	(NAME) 322 Main St.	092-16-0C-409.00-CO
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Clarksville TN 37040	
(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, **BRIAN A. HENSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIANYAN LI XU, A SINGLE WOMAN, AND LONG XU, A MARRIED MAN,,** 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. 409, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 and Re-recorded in Instrument No. 20060109-0003220, amended in Instrument No. 20051123-0142078, as further described on Plan of record attached as Exhibit "E" to said Master Deed, as amended, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Parking Space #26 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Brian A. Henson, a single man by Warranty deed from Frederica Grimaldi,a single woman of record in Instrument No. 20060221-0019943 Register's Office for Davidson County, Tennessee, dated February 10, 2006 and recorded on February 21, 2006.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- All matters shown on the Plan attached as Exhibit "E" to the Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222 and Instrument No. 20060109-0003220, Register's Office for Davidson County, Tennessee;

- The premises herein insured is a condominium apartment established pursuant to 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 provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 807 Eighteenth Avenue Condominiums of record in Instrument No. 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee;
- Charter for HOA of record in Instrument No. 20041130-0142097, Register's Office for Davidson County, Tennessee;
- Grant of Easement(s) contained in Instrument No. 20050420-0044082, Register' s Office for Davidson County, Tennessee;
- Rights of others in & to the common areas and/or elements;
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **807 18th Avenue South #409, Nashville, Tennessee 37203**.

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 8 DAY OF AUGUST, 2018.

Brian A Henson

Brian A. Henson

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN A. HENSON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of August, 2018.

Notary Public
My Commission Expires: Apr. 18, 2021
(SEAL)

DENISE D. LYELL
MY COMMISSION # GG 082708
EXPIRES: April 8, 2021
Bonded Thru Notary Public Underwriters

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