THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

Karen Y Johnson Davidson County
Batch# 139135 **DEEDWARR**
09/11/2018 10:25:22 AM 2 pgs
Fees: $13.00 Taxes: $873.20
20180911-0089877

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
1717 Alliant Avenue, Suite 5
Louisville, KY 40299
File No. KX187002425

Grantee:
Yan Xu
259 Summit Ridge Drive
Nashville, TN 37215

Send Tax Bills To:
Yan Xu
259 Summit Ridge Drive
Nashville, Tn 37215

Map & Parcel No.:
131050B25900CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of September, 2018, by and between **Martha K. Brooks**, unmarried, party of the first part, and **Yan Xu**, married, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED THIRTY SIX THOUSAND AND 00/100 DOLLARS ($236,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SITUATE in Davidson County, State of Tennessee, described as follows:

BEING Unit No. 259 in a Horizontal Property Regime of Four Seasons Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "D", to said Master Deed. Reference is made to the Plan of Four Seasons Condominiums as of record in Book 6841, Pages 390-392, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to applicable restrictions, building lines and all existing easements.

BEING the same property conveyed to Martha K. Brooks by Warranty Deed from Amanda L. Heeney, now Amanda H. Milek and husband, Jason M. Milek, dated February 29, 2000, and recorded in Instrument No. 20000306-0022438, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Martha K. Brooks

Martha K. Brooks

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, **Martha K. Brooks,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7th day of September, 2018.

Rhanita Robertson
Notary Public

My commission expires: 12/20/2021

RHANITA ROBERTSON
Notary Public
Forsyth Co., North Carolina
My Commission Expires Dec. 20, 2021

STATE OF TENNESSEE, COUNTY OF Knox

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$236,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cindy Cruze, agent
Affiant

Subscribed and sworn to before me this 10th day of September, 2018.

Notary Public

My commission expires: 6-3-2019

JAMES L. GRILLOT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

PROPERTY ADDRESS:
259 Summit Ridge Drive
Nashville, TN 37215