THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181218630

Karen Y Johnson Davidson County
Batch# 177600 **DEEDWARR**
12/26/2018 10:58:31 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60

20181226-0125018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $338,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2018.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rui Zheng 401 Bowling Avenue Unit 60 Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0A-035.00 CO

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, **Mark Humphreys Kelly and Leslie Owen Kelly, as equal tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Haoquan Wu and Rui Zheng, husband and wife**, ("Grantees"), their 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 Building Site 35, as shown on the map entitled Richmeade Place, Section I, of record in Plat Book 4860, page 44, 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 MARK HUMPHREYS KELLY AND LESLIE OWEN KELLY , AS EQUAL TENANTS IN COMMON , by deed from MARK HUMPHREYS KELLY, EXECUTOR OF THE ESTATE OF NANCY HUMPHREYS KELLY , of record in Instrument No. 20110825-0065876, dated August 24, 2011, said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-13-0A-035.00 CO.

Matters shown on the Plan of record in Plat Book 4860, page 44, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4941, page 637, said Register's Office.

ByLaws of record in Book 5036, page 338 and Book 5213, page 945, said Register's Office.

Grant of Easement to Comcast of Nashville 1, LLC of record in Instrument No. 20140328-0025605, said Register's Office.

This is improved property located at 401 Bowling Avenue Unit 60 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 20th day of December, 2018.

Mark Humphreys Kelly

Leslie Owen Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Humphreys Kelly and Leslie Owen Kelly, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022