WARRANTY DEED

DANA WARSOP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF JANUARY, 2019 .

Notary Public

MY COMMISSION EXPIRES: 2/27/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jing-Qi Mei & Xuhan Zhang	Jing-Qi Mei & Xuhan Zhang	104021A30700CO
(NAME)	(NAME)	
3210 West End Cir. Apt 302	3210 West End Cir. Apt 302	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 187505 DEEDWARR
01/23/2019 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20190123-0006821

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 considerations, the receipt of which is hereby acknowledged, I, **Jessica J. Thomas, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jing-Qi Mei and Xuhan Zhang, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 307 of Park West Court, a Condominium Development as established by the Master Deed of record in Instrument No. 20050714-0081900, as amended in Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of the plan of record shown as Exhibit "C" of said Master Deed, as amended by Instrument No. 20061030-0134372, said Register's Office.

Together with parking spaces numbers 5 and 6 as shown on Exhibit "C" to Master Deed, as amended by Instrument No. 20061030-0134372, said Register's Office.

Being the same property conveyed to Jessica J. Thomas, unmarried by Warranty Deed from Todd B. Monroe, unmarried dated April 24, 2015 and recorded April 28, 2015 of record in Instrument No. 20150428-0037801, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 421, Page 82; (2) Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 200507140081900, first amendment recorded as Instrument No. 200610300134372; (3) Easement recorded in Instrument No. 200509130110219; (4) Easement recorded in Book 11602, Page 445; (5) Easement Deed recorded in Instrument No. 200404300049497; (6) Easement recorded in Book 347, Page 310; (7) Easement recorded in Book 573, Page 53; (8) Easement recorded in Book 712, Page 120; (9) Easement recorded in Book 898, Page 758; (10) Easement recorded in Book 498, Page 281; (11) Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 200509130109997; (12) Charter of Park West Court Condominium Owners Association, Inc recorded as Instrument No. 200507070078752; (13) 15. An Application to combine parcels recorded as Instrument No. 200507280088338 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3127 Long Boulevard, Unit 307, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 hand this 16th day of August, 2018.

Jessica J. Thomas

State of Minnesota
County of Hennepin

Personally appeared before me Jessica J. Thomas, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2018.

Notary Public: Sandra Guadalupe Castillo
My Commission Expires: 1/31/2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Sandra Guadalupe Castillo
State of Minnesota
Notary Public
Commission No. 20480815
My Commission Expires 1/31/2019

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

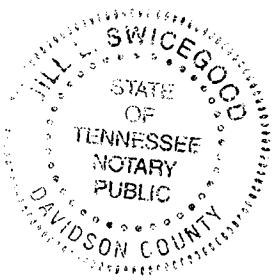
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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