WARRANTY DEED

Karen Johnson Davidson County
Batch# 187885 DEEDWARR
01/24/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190124-0007038

Y-VRES-18-1700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/25/19 (AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER 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)
Xun Dong and Qing Yan Liu	**New Owner**	
(NAME)	(NAME)	**114-07-0B-156.00-CO**
1700 Haleys Hope Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MONAM AWAN AND RABIA ALVI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **XUN DONG AND WIFE, QING YAN LIU,** 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 Lot No. 49 on the Plan of Section Six, Addition to Westchase of record in Plat at Instrument No. 20050617-0069470, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Monam Awan and Rabia Alvi, Husband and Wife by Warranty deed from Zebar Zebari and Ferzaneh Zebari of record in Instrument No. 20140319-0022662 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on March 19, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 521, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20050617-0069470, and Plat Instrument No. 20040927-0116001, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021126-0146387 and Instrument No. 20050602-0062617, Register's Office for Davidson County, Tennessee.
- Easement (s) to Tennessee Valley Authority, as set forth in instrument recorded in Book 751, page 374; Book 787, page 13 and Book 787, page 14.
- Easement(s) of record in Book 5222, page 720; Book 5258, page 261; Book 8626, page 852 and Book 8626, page 868, Instrument No. 20020411-0045301 in the said Register's Office.
- Easement(s) of record in Instrument No. 20021104-0134795; 20050509-0052105 and 20050509-0052106 in the said Register's Office.
- Dedication of Sewer Line Easement of record in Instrument No. 20021028-0131574.
- Stormwater Detention Agreement of record in Instrument No. 20041020-0126238.
- Rights of Ingress and Egress of record in Book 2484, Page 315, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20100219-0012994, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20060302-0024488, in the Register's Office for Davidson County, Tennessee.
- Subject to Agreement for Outconveyance to Karl E. Haury, Jr. of record in Instrument Number 20021028-0131572, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to the HOA of record in Instrument Number 20071109-0132493, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140319-0022662 in the 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: **1700 Haleys Hope Court, Nashville, Tennessee 37209**.

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 23rd DAY OF JANUARY, 2019.

Monam Awan by John Gleaves, Attorney-In-Fact

Rabia Alvi by John Gleaves, Attorney-In-Fact

Power of Attorney Recorded in Instrument No. 201901240007036 **, Register's office for Davidson County, Tennessee.** 201901240007037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MONAM AWAN AND RABIA ALVI, and who acknowledged he/she/they executed the same as the free act and deed of the said MONAM AWAN AND RABIA ALVI.

Witness my hand and official seal, this the 23rd of January, 2019.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

John Gleaves, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Monam Awan and Rabia Alvi, the principals.

This 23rd day of January, 2019.

John Gleaves

Sworn to and subscribed before me by John Gleaves this 23rd day of January, 2019.

Notary Public
My Commission Expires

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

20190124000703B