WARRANTY DEED

Karen Johnson Davidson County
Batch# 205694 DEEDWARR
03/14/2019 10:13:15 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20190314-0023374

J-XL-19-2629-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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)
Yihan Wang and Fen Xia	**New Owner**	
(NAME)	(NAME)	
2629 Blakemore Ave.		**104-07-0A-007.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **YONGQING WANG AND WIFE, XUEYING LIANG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YIHAN WANG AND WIFE, FEN XIA,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 7 of Blakemore Square Homeowners Association, Inc., a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Blakemore Square Homeowners Association, Inc., of record in Book 6864, Page 237, as amended by Amendment to Master Deed of record in Book 6962, Page 125, Register's Office for County Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thererof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Yongqing Wang and wife, Xueying Liang by Warranty deed from Crews Johnston, III, a married person of record in Instrument No. 20021206-0150714 Register's Office for Davidson County, Tennessee, dated November 27, 2002 and recorded on December 06, 2002.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- By-Laws of record in Book 6864, Page 266, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6769, Page 600, Register's Office for Davidson County, Tennessee.
- Deed Restrictions of record in Deed of Conveyance of record in Book 7026, Page 875, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- 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: **2629 Blakemore Ave., Nashville, Tennessee 37212**.

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 11th DAY OF MARCH, 2019.

Yongqing Wang

Xueying Liang

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YONGQING WANG, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2019.

Notary Public
My Commission Expires: 02/04/2020
(SEAL)

Thomas J. O'Reilly
NOTARY PUBLIC
Montgomery County
State of Maryland
My Commission Expires
February 4, 2020

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, XUEYING LIANG, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2019.

Notary Public
My Commission Expires: 02/04/2020
(SEAL)

Thomas J. O'Reilly
NOTARY PUBLIC
Montgomery County
State of Maryland
My Commission Expires
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RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212