WARRANTY DEED

Karen Johnson Davidson County
Batch# 207017 DEEDWARR
03/18/2019 11:40:02 AM 2 pgs
Fees: $13.00 Taxes: $382.95

20190318-0024422

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$103,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF March, 2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 01.23.23
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 162
William Charles Francis	Same	GROUP 09 0A
5510 Country Drive Unit #72		PARCEL 072.00
Nashville, Tennessee 37211		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Hui Zhang, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

William Charles Francis and Penny Sue Francis, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND in Davidson County, Tennessee being Townhouse No. 72, Building 10, on the Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, page 133, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Hui Zhang by warranty deed from Janice Dee Latto, dated June 24, 2005 and recorded December 13, 2005, of record in Instrument No. 20051213-0149825, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice Dee Latto by Warranty Deed from Barbara T. Wright, dated October 9, 2002 and recorded October 17, 2002, of record in Instrument No. 20021017-0127628 , Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1. Matters shown on the recorded plat of the Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, page 133, said Register's Office.
2. Charter for Homeowners Association of Record in Book 7980, Page 470, Register's Office for Davidson, County, Tennessee.
3. By Laws of Record in Book 4659, Page 39, Register's Office of Davidson County, Tennessee.
4. Subject to lien for special assessment contained in DCCR's/Master Deed Record in Book 4659, Page 32 and Book 4937, Page 429, Register's Office for Davidson County, Tennessee.
5. 2019 taxes and subsequent years.
6. Any and all restrictions, conditions, and easements of record.

This is improved property known as **5510 Country Drive Unit #72, Nashville, Tennessee 37211.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand and official seal at office this 13th day of March, 2019.

Hui Zhang

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Hui Zhang, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 01/23/23

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027