Karen Johnson Davidson County
Batch# 213608 DEEDWARR
04/03/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20190403-0030410

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219390** LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2019. Notary Public My Commission Expires: 10/17/21

WARRANTY DEED

Address New Owner: Ruizhu Xu 2031 Pinecrest Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162-09-0D-015.00-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, **Amy Caroline Nelson and Jason Christopher Nelson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruizhu Xu, a married woman** ("Grantees"), its 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 Unit No. 15 on the Plan of Pinecrest Townhomes, a Planned Unit Development, a Horizontal Property Regime of record in Exhibit "A-2" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20081230-0123641, as amended in 20120328-0026504, 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 Amy Caroline Nelson and Jason Christopher Nelson, wife and husband by Special Warranty deed from Raymond Company LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180201-0010201 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 01, 2018.

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.

Taxes for the year 2019, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081230-0123641, as amended in Instrument No. 20120328-0026504, Register's Office for Davidson County, Tennessee.

Easement for Access, Parking, Sign and Landscape of record in Book 7494, Page 740, in the Register's Office for Davidson County, Tennessee.

Slope Easements of record in Book 7818, Page 741, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140902-0079896, in the 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.

This is improved property located at 2031 Pinecrest Drive Nashville TN 37211

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 1st day of April, 2019.

Amy Caroline Nelson

Amy Caroline Nelson

Jason Christopher Nelson

Jason Christopher Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Caroline Nelson and Jason Christopher Nelson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2019.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

