THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 224513 DEEDWARR
05/01/2019 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $846.74
20190501-0040394

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Michael R. Martin and Patricia L. Martin 2025 Woodmont Boulevard Nashville, TN 37215	New Owner	117-11-0J-215.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Alex Chih-Ray Cheng and Erin Yue Cheng, husband and wife, by Warranty Deed**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael R. Martin and Patricia L. Martin and Samuel J. Martin**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 215 of The Hillmont Condominiums, a Horizontal Property Regime, created under Title 66. Section 27—101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of The Hillmont Condominiums of record in Instrument No. 20040209—0015685 and rerecorded as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404—0036415 and further amended in Instrument No. 20050512—0053861, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Alex Chih-Ray Cheng and Erin Yue Cheng, husband and wife, by Warranty Deed from Leslianne E. Yen, married, of record on August 1, 2014, at Instrument No. 20140801-0068808, Davidson County Register of Deeds.

This property is commonly known as 2025 Woodmont Boulevard, Nashville, TN 37215.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 29th **day of April, 2019:**

Alex Chih-Ray Cheng

Erin Yue Cheng

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alex Chih-Ray Cheng** and **Erin Yue Cheng**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2019:

Notary Public

My Commission Expires: April 26, 2020

JAMES R. AMOS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires
April 26, 2020

STATE OF TENNESSEE

COUNTY OF Shelby

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$228,850.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29th DAY OF April, 2019:

Notary Public

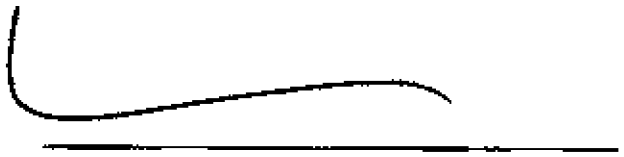
My Commission Expires: April 26, 2020

JAMES R. AMOS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires
April 26, 2020

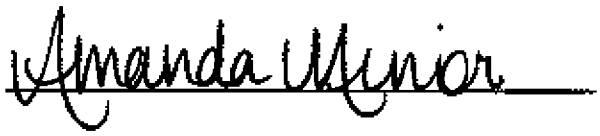
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

