THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420082** Karen Johnson Davidson County Batch# 224863 DEEDWARR 05/02/2019 12:10:09 PM 2 pgs Fees: $13.00 Taxes: $1,127.20 20190502-0040933	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $304,650.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2019. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Cheng Gao and Chengcheng Zhou 3137 Parthenon Ave. Apt 5 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-07-0D-011.00 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, **Marc Tahiry and Lindsay Tahiry, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheng Gao and Chengcheng Zhou, husband and wife**, ("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. 11 on the amended plan of Park Green condominiums, of record in Plat Book 6250, Page 253, 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 by Warranty Deed from Marc T. McNamee and Jon H. McNamee to Marc Tahiry and Lindsay Tahiry, husband and wife, as recorded on the 6th day of December, 2017 in Instrument No. 20171206-0124548; Warranty Deed from Belle Meade Builders, Inc. to Alice T. McNamee, as recorded on the 16th day of January, 1985 in Deed Book 6475, Page 822 and Probate Docket No. 17P-1522, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARK GREEN CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 253.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK GREEN HOMEOWNERS' ASSOCIATION of record in Book 6247, Page 872, as amended by instrument(s) of record in Book 6453, Page 717 and Book 8430, Page 364; also subject to easements, rights and interests 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 building thereon.

Conveyance of Water Mains recorded in Book 7275, Page 808.

Conveyance of Sewer Mains recorded in Book 7275, Page 811.

This is improved property located at 118 Matthew Lane Nashville TN 37215

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 30th day of April, 2019.

Marc Tahiry

Lindsay Tahiry by _____ attorney in fact
Lindsay Tahiry
BY: Marc Tahiry, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marc Tahiry, 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 30th day of April, 2019.

_____
Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marc Tahiry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lindsay Tahiry and that he is authorized by Lindsay Tahiry to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of April, 2019.

_____
Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021