Karen Johnson Davidson County
Batch# 235525 DEEDWARR
05/29/2019 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $712.80
20190529-0050349

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $192,650.00 Affiant Subscribed and sworn to before me, this 23 day of May, 2019. Notary Public My commission expires: 5-22-22

ANNA E. ROWLAND
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tianshu Bao	Same	**162120B07800CO**
1345 Bell Road Unit 441		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

James A. Pickard, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tianshu Bao

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 Unit Nos. 13-B, of Tract 3 on the plan of Final Plat Villas at Belle Park, Phase II, a horizontal property regime, of record at Instrument No. 20020722-0087814, and as defined and depicted in that Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915, to which reference is hereby made for a more complete description.

Being the same property conveyed to James A. Pickard, married, by Warranty Deed from Edward J. Synicky and Beverly Libby-Synicky, husband and wife, dated April 29, 2015, of record in Instrument No. 20150501-0039678, Register's Office for Davidson County, Tennessee. Lorilyn L. Pickard enters into the execution of this instrument to convey any and all marital interest in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Instrument No. 20020911-0110959, amended in Instrument No. 20021025-0130922 and Instrument No. 20030515-0066792, said Register's Office.

Easements of record in Instrument No. 20020322-0035169, Instrument No. 2011217-0138710, Book 7838, page 934, said Register's Office.

Subject to Storm Water Detention Agreement of record in Instrument No. 20020320-0034488, said Register's Office.

The Owner's Policy to be issued in conjunction with this commitment affirmatively insures against loss or damage occasioned by the enforcement or attempted enforcement of the following unreleased Deed of Trust executed by Edward Synicky and Beverly Libby-Synicky, husband and wife, to Pinnacle Financial Corporation D/B/A Tri Star Lending Group, dated September 8, 2005, securing the principal sum of $28,331.00, and of record in Instrument No. 20050914-0110647, as assigned to U.S. National Bank Association, of record in Instrument No. 20140630-0057342, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1345 Bell Road Unit 441, Antioch, TN 37013.

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 in 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.

James Pickard Date: 5/23/19
James A. Pickard

Pickard Date: 5/23/19
Lorilyn L. Pickard

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, James A. Pickard and Lorilyn L Pickard, the within named Grantor(s), with whom I am personally acquainted (or 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 23 day of May, 209.

NOTARY PUBLIC

My Commission Expires: 12-1-20

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)

