PREPARED BY

Karen Johnson Davidson County
Batch# 238219 DEEDWARR
06/04/2019 08:58:43 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20190604-0052895

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **485,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teng Zhao		MAP 117-02-OC
636 Timber Lane	**NEW OWNER**	PARCEL 019.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dan M. Church and wife, Jo Ann Church**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teng Zhao and Danxia Yu, 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 Unit No. 19, together with Carport designated Number 19A on the Plan of Regency Park (a Condominium) of record in Plat Book 3700, Page (s) 111 and 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with the appurtenant interest in the common elements of Regency Park Condominium formerly Woodlawn Manor, Inc., a Horizontal Property Regime established by Master Deed and By-Law of record in Book 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343 and Instrument No. 20031029-0159210, said Register's Office.

Being the same property conveyed to Dan M. Church and wife, Jo Ann Church by Warranty deed from Elizabeth G. Turner, a widow of record in Book 9175, page 82, Register's Office for Davidson County, Tennessee, dated December 01, 1993 and recorded on December 03, 1993.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record in Plat Book 3700, Page (s) 111 and 112; (3) Master Deed establishing a Horizontal Property Regime of Regency Park formerly known as Woodlawn Manor Inc. of record in Book 3815, Page 788, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 842, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument No. 20031029-0159210, Instrument No. 20050531-0060994 and Instrument No. 20171030-0110958; (4) Charter for HOA of record in Book 8129, Page 118, Book 8500, Page 717; (5) Sewer and Drainage Easement of record in Book 4067, Page 947; (6) Water Main Easement of record in Book 3953, Page 348, Book 3943, page 821; (7) Rules and Regulations of record in Instrument Number 20110525-0040197; (8) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (9) Subject to rights of others in and to the common areas and/or elements (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **636 Timber Lane, Nashville, TN 37215.**

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 our hands this the 31st day of May, 2019.

Dan M. Church

Dan M. Church

Jo Ann Church

Jo Ann Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan M. Church** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jo Ann Church** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public