Karen Johnson Davidson County
Batch# 282432 DEEDWARR
09/09/2019 09:03:49 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20190909-0090554

21850
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Charles Brian Fox &
Andrew McElhenny
2116 Hobbs Road H1
Nashville, TN 37215

Send Tax Bills to: and
New Owner(s)
514 Park Center Ave.
Nashville, TN 37205

Map-Parcel:
131020A03800CO

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 acknowledged, I/we, hereinafter called the Grantors, **Aiming Guo and Hong Li, husband and wife,** has bargained and sold, and by these presents do transfer and convey unto **Charles Brian Fox and Andrew McElhenny ,** hereinafter called the Grantee(s), his 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. H-1, Hobbs House Condominium Apartments, as shown on plat of record in Plat Book 4595, page 74, amended in Book 5200, page 54; and by Master Deed of record in Book 5289, page 515, and as amended in Book 5293, page 612, Book 5292, page 958, Book 7802, page 299 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Aiming Guo and Hong Li, husband and wife, by Warranty Deed from Naoise David Sheridan and Jennifer L. Sheridan, husband and wife, dated September 20, 2016, and filed at Instrument No. 20160923-0100351, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Master Deed filed at Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612 and Book 7802, page 299; By-Laws filed at Book 5289, page 558, as amended in Book 6822, page 893 and Book 7824, page 974; Charter for Homeowner's Association filed in Book 5296, page 689; Quitclaim Deeds conveying common area filed at Book 5848, page 179; Easement filed at Instrument No. 20130118-0006274 and all matters as shown on the recorded plat.

This is improved property known as: 2116 Hobbs Road, #H-1, 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 whosoever.

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 my hand as of the date shown on the Notary Form.

Aiming Guo

Hong Li

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aiming Guo and Hong Li**, the within named bargainor, 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 at office, this 5th day of September, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

My Commission Expires:
3/8/22

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn to and subscribed before me
this 5th day of September, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022