WARRANTY DEED

Karen Johnson Davidson County
Batch# 287279 **DEEDWARR**
09/18/2019 08:17:06 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190918-0094399

Y-BR-19-132

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott William Randolph Thompson and Brianna Jade Leboeuf	**Movement Mortgage, LLC**	
(NAME) **132 Nashboro Greens**	(NAME) **8024 Calvin Hall Road**	**135-11-0C-025.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOPHY SHU-HUI YANG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT WILLIAM RANDOLPH THOMPSON, AN UNMARRIED MAN, AND BRIANNA JADE LEBOEUF, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 25 on the Plan of Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village - Tract 18, as of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to George R. Cheng and Sophy Shu-Hui Yang, tenants in common with the right of survivorship by Warranty deed from Richard D. Wright and wife, Karen L. Wright of record in Instrument No. 20161117-0121231 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 17, 2016. George R. Cheng having died on June 14, 2019 leaving Sophy Shu-Hui Yang as sole tenant by the entirety.

This conveyance is subject to:

- Taxes for the year 2019, a lien not yet due and payable.
- All matters as shown on Plats of record in Plat Book 9700, Page 968, as amended in Plat Book 1170, Page 48; Plat Book 4660, Page 73; Plat Book 4660, Page 158 and Plat Book 4860, Page 73, as revised in Plat Book 5200, Page 444, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11703, Page 581, as amended in Instrument Number 200006270063887 and Instrument Number 20070118-0007533, as supplemented in Instrument Number 20021211-0152723 and as consented to in Instrument Number 20010322-0027767,, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4827, Page 14 and Book 7751, Page 907, as supplemented in Instrument Number 20001031-0108075, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11703, page 560, in the Register's Office for Davidson County, Tennessee.
- Charter of The Greens Homeowner's Association, Inc., of record in Book 11703, Page 579, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas, of record in Instrument Number 20001010-0100361, Register's Office for Davidson County, Tennessee.
- Subject to the Terms and Conditions of an easement Granted to the Colonial Pipeline Company, of record in Book 3955 , Page 180, in the Register's Office.
- Subject to the terms and conditions of an easement granted to the Colonial Pipeline Company of record in Book 3955, Page 180, in the Register's Office for Davidson County, Tennessee.
- Terms and Provisions of Lease by and between WDN Properties, LTD, lessor, and WEB Service Company, Inc., lessee, dated August 7, 1997, of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Book 5563, Page 5, Register's Office for Davidson County, Tennessee.

- License to Use Fitness Center and Swimming Pools, of record in Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010314-0024179, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **132 Nashboro Greens, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF SEPTEMBER, 2019.

Sophy Shu-Hui Yang by Paul Hinman, 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, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SOPHY SHU-HUI YANG, and who acknowledged he/she/they executed the same as the free act and deed of the said SOPHY SHU-HUI YANG.

Witness my hand and official seal, this the 11th of September, 2019.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212