WARRANTY DEED

Karen Johnson Davidson County
Batch# 332381 **DEEDWARR**
12/19/2019 10:30:59 AM 2 pgs
Fees: $13.00 Taxes: $360.38

20191219-0131002

LATRECE MCADOO
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 $97,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 14423

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yihan Wang Fen Xia	NEW OWNER	103020c09800
(NAME)	(NAME)	
385 Shadow Creek Dr		
(ADDRESS)	(ADDRESS)	
Brentwood tn 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ADS of South Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yihan Wang and Fen Xia,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 98 of West End Terrace Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Mater Deed establishing West End Terrace Condominiums of record in Book 6657 page 549, amended in Book 7541 page 955, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor other unit owners, and all sewer, water, electrical, telephone and other utility easements now and hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "D" to said Master Deed.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. 20150609-0053943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 276 White Bridge Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 13th day of December, 2019.

ADS of South Florida, LLC

By: _____ agent ADS of South Florida LLC
James Barret, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent of ADS of South Florida, LLC, and that he as such authorized agent executed the foregoing instrument for the purposes therein contained, by signing the name of ADS of South Florida, LLC by himself as authorized agent.

_____
Notary Public
My Commission Expires: _____

File No.: 14423

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022