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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124248**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $413,000.00 X _____ Affiant Subscribed and sworn to before me, this ~~10th~~ 13th day of January, 2020. _____ Notary Public My Commission Expires: 10/3/21

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 342822 DEEDWARR
01/14/2020 09:18:46 AM 2 pgs
Fees: $13.00 Taxes: $1,528.10
20200114-0004808

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alvin Albert 4901 Manassas Circle Brentwood TN 37027	~~XXXXXXXXX New Owner~~ Cardinal Financial P.O. Box 0054 Palatine, IL 60055	Tax Parcel ID No. 171 03 0A 042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teng Zhao and Danxia Yu, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alvin Albert, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 150, as shown on the Map entitled SECTION 1A FREDERICKSBURG, of record in Plat Book 7900, Page 529, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Teng Zhao and Danxia Yu, husband and wife, by Warranty Deed from Bobby Dallas Kirk and Bettye Kirk, of record in Instrument No. 20160401-0030888, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on April 01, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1A FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 529 and Amenities Area recorded in Plat Book 7900, Page 807.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65; Amendment in Book 9500, Page 393; Amendment in Book 9860, Page 840 and Second Amendment in Book 10694, Page 541.

Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.

Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269.

Easement for Construction of a working area outside of the proposed right of way line, recorded in Book 7851, Page 712.

Deed of Conveyance is recorded in Book 9698, Page 81 and Book 9698, Page 124.

This is improved property located at 4901 Manassas Circle Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2020.

Teng Zhao

Danxia Yu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Teng Zhao and Danxia Yu, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2020.

Notary Public

My Commission Expires: 