WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00.

Cilei Chen

Affiant

Subscribed and sworn to me on 01/16/2020.

NOTARY PUBLIC

My Commission Expires: 10-2-23

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 344569 DEEDWARR
01/16/2020 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20200116-0005968

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cilei Chen 915 Harpeth Valley Place Nashville, TN 37221	NEW OWNER	127-16-0-A-005.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Steven Edward Cross, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Cilei Chen, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 4-B on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, according to the Master Deed of record in Instrument No. 20000324-0029968, amended in Instrument No. 20000710-0067784 (which shows Unit 4-B as Exhibit "A"); Instrument No. 20001102-0108689, Instrument No. 20010205-0011027, Instrument No. 20010814-0087370, and further described in Plat Book 11700, Page 9, Register's Office for Davidson County to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Steven Edward Cross by deed from Jonathan Hunter, dated January 18, 2008 and recorded January 25, 2008, of record in Instrument No. 20080125-0008070, Register's Office for Davidson County, Tennessee.
>
> This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.
>
> This is improved property known as 915 Harpeth Valley Place, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to:

1) Property taxes for the year 2019, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes;

2) all applicable zoning ordinances;

3) utility, sewer, drainage and other easements of record;

4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record;

5) building restrictions; and

6) other matters of public record.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 01/16/2020.

Steven Edward Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/16/2020, before me personally appeared Steven Edward Cross, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 01/16/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

