22046
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 353437 DEEDWARR
02/05/2020 08:17:47 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20200205-0013188

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to: and	Map-Parcel:
Yihan Wang	New Owner(s)	133150A04400CO
385 Shadow Creek Drive		133150A04900CO
Brentwood, TN 37027		133150A09800CO

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, **A&A Financing, Inc., a Tennessee Corporation,** has bargained and sold, and by these presents do transfer and convey unto **Yihan Wang and Fen Xia, husband and wife ,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; all matters as shown on the Master Deed and By-Laws and amendments thereto, and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is unimproved property known as: 320 Welch Road, #G-8, H-5, P-4, Nashville, TN 37211

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.

A&A FINANCING, INC.
A TENNESSEE CORPORATION

BY: Behzad Akbari, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Behzad Akbari**, 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 President of A&A Financing, Inc., the within named bargainor, a Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself a such President.

Witness my hand and official seal at office, this 29 day of January, 2020.

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

My Commission Expires: 3/8/22 Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Sworn to and subscribed before me
this 29 day of January, 2020.

Notary Public
My Commission Expires:
3/8/22

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

EXHIBIT "A" **GF#: 22046A**

Legal Description

TRACT 1:
A certain Condominium Unit G-8 of Pagoda Condominiums in Davidson County, Tennessee, as created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, page 22, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Units.

Being the same property conveyed to A&A Financing, Inc. by Warranty Deed from Barry T. Hatcher, dated September 14, 2018, and filed as Instrument No. 20180917-0091691, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being Unit H-5 of Pagoda Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amneded, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to A&A Financing, Inc. by Warranty Deed from Barry T. Hatcher, dated September 14, 2018, and filed as Instrument No. 20180917-0091689, Register's Office for Davidson County, Tennessee.

TRACT 3:
A certain Condominium Unit P-4 of Pagoda Condominiums in Davidson County, Tennessee, as created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22 and amended in Book 9445, page 492, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Pagoda Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to A&A Financing, Inc. by Warranty Deed from Barry T. Htcher, dated September 14, 2014, and filed as Instrument No. 20180917-0091690, Register's Office for Davidson County, Tennessee.