WARRANTY DEED

Karen Johnson Davidson County
Batch# 360921 DEEDWARR
02/21/2020 08:44:58 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20200221-0019188

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$272,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2020.

Notary Public

My commission expires: 1-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hong Zhou	New owner	**Map 161-10-0-B Parcel 205.00co**
5257 Village Way		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Heather M. Swartz, nka Heather M. Swartz Lile, and David Lile, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hong Zhou

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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Villages of Brentwood, Phase Eleven, (Brentwood Summit) a Planned Unit Development, as of record in Plat Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Heather M. Swartz, a single woman, by Deed dated February 27, 2013 from Daniel J. Fisher, unmarried, of record in Instrument No. 20130304-0021110, Register's Office for Davidson County, Tennessee. Heather M. Swartz has since married and is now known as Heather M. Swartz Lile.

David Lile, spouse of the above named Heather M. Swartz Lile, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Page 949, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Villages of Brentwood, Phase 11, now known as Brentwood Summit, of record in Book 11526, Page 579, and as amended in Instrument No. 20000606-0056066, Register's Office for Davidson County, Tennessee. (3) Charter of Brentwood Summit Homeowner's Association, Inc., of record in Instrument No. 20000606-0056067, Register's Office for Davidson County, Tennessee. (4) Subject to an Ingress and Egress Easement as stated in the Deeds of record in Book 11076, Page 537, and in Book 11076, Page 661, said Register's Office. (5) Stormwater Detention Agreement of record in Book 11078, Page 919, and Assignment of Rights and Liabilities of record in Instrument No. 20040622-0073413, Register's Office for said County. (6) Stormwater Detention Agreement of record in Instrument No. 20010227-0018048, Register's Office for said County. (7) Sidewalk Removal Acknowledgment and Release of Villages of Brentwood, Phase Eleven, of record in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee. (8) Conveyance of Open Space to Brentwood Summit Homeowner's Association, of record in Instrument No. 20001214-0122894, Register's Office for Davidson County, Tennessee. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **5257 Village Way, 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 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 hand(s) this **19th** day of **February, 2020.**

Heather M. Swartz nka Heather M. Swartz Lile

David Lile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Heather M. Swartz, nka Heather M. Swartz Lile,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **February, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Lile,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **February, 2020.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON