WARRANTY DEED

Karen Johnson Davidson County
Batch# 412236 **DEEDWARR**
06/09/2020 09:18:32 AM 2 pgs
Fees: $13.00 Taxes: $2,031.30

20200609-0058843

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$549,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

STEPHANIE DOME
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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
D&R Properties WV LLC A West Virginia Limited Liability Co.	**OWNER**	**Map 083-14-0-E Parcel 001.00co**
2853 Ken Gray Blvd., Ste 4		
West Frankfort, IL 62896		

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,

Jing Xu and Adam Binder, wife and husband

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

D&R Properties WV LLC, a West Virginia Limited Liability Company

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 Unit A of 318 South 17th Street Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 318 South 17th Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140610-0050155, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to 318 South 17th Street Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20140610-0050155, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jing Xu and Adam Binder, wife and husband, by Warranty Deed dated April 24, 2015 from Q & A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20150427-0037539, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140610-0050155, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Protective Covenants, Conditions and Restrictions for 318 South 17th Street Townhomes and By-Laws appended thereto, of record in Instrument No. 20140610-0050155, said Register's Office. (3) Subject to all matters as shown on Plat Book 57, Page 130, said Register's Office. (4) 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 **318 A South 17th Street, Nashville, TN 37206**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KR-20318

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 **2nd** day of **June, 2020.**

Jing Xu

Adam Binder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **June, 2020.**

Notary Public

My Commission Expires: 6/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON