THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728502

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2020.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 449676 DEEDWARR
08/04/2020 03:12:30 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20200804-0086371

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yanfeng Li 2911 23rd Ave S Nashville, TN 37215	New Owner	Tax Parcel ID No. 117 03 0B 203.00

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, **John H Woodard and Willena W Woodard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yanfeng Li and Yan Gong, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. M-13 on the plan of Revised The Villager Condominium Apartments, of record in Book 5200 at page 201, Register's Office for said county, reference to the record thereof being hereby made for full particulars.

Being the same property conveyed to John H. Woodard and wife, Willena W. Woodard, by Warranty Deed from A. E. Price and wife, Ann M. Price, of record in Book 7662, Page 197, in the Register's Office of Davidson County, Tennessee, dated September 23, 1988 and recorded on September 27, 1988.

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 Revised The Villager Condominium Apartments, as recorded in Plat Book 5200, Page(s) 201. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager Condominium of record in Book 5434, Page 665, as amended by instrument(s) of record in Deed of Correction recorded Book 5487, Page 967, amended in Instrument No. 20080416-0038631, Rules and Regulations recorded in Instrument No. 20090616-0055824, and any amendments therto; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2601 Hillsboro Pike M13 Nashville TN 37212

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 29th day of July, 2020.

John H Woodard

Willena W Woodard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H Woodard and Willena W Woodard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2020.

Notary Public

My Commission Expires: 