WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-17-22

(AFFIX SEAL)

G-VRES-21-332

Karen Johnson Davidson County
Batch# 585008 DEEDWARR
03/04/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210304-0028767

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yangyiran Xie	Yangyiran Xie	
(NAME) **332 Ardsley Pl**	(NAME) 819 18th Ave South Apt. 227	**131-05-0C-332.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN L. LUPER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YANGYIRAN XIE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 332, on the Plan of The Hillsborough Condominiums, according to the Master Deed of record in Book 6822, Page 721, in the Register's Office of Davidson County, Tennessee, and more particularly described in Book 6250, Page 699, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Erin L. Luper, a single woman by Warranty deed from Elizabeth Franklin, Trustee of The Mary Elizabeth Franklin Revocable Trust under Agreement dated September 28, 2006 as subsequently amended and restated under Agreement dated June 27, 2012 of record in Instrument No. 20170919-0095818 Register's Office for Davidson County, Tennessee, dated September 06, 2017 and recorded on September 19, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hillsborough Condominiums of record in Book 6822, Page 721, Book 6465, Page 872, Book 6609, Page 880, Book 6682, Page 778, Book 6616, Page 483, Book 6650, Page 10, Book 6822, Page 747, Book 6609, Page 864, Book 6465, Page 867, Book 6609, Page 867 and Book 6609, Page 855, Register's Office for Davidson County, Tennessee.
- Charter for Hillsborough Condominiums HOA of record in Book 7925, Page 64 amended in Book 8350, page 426, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6566, Page 4 amended in Book 6674, Page 583, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6702, Page 330, in the Register's Office for Davidson County, Tennessee.
- Sewer easements of record in Book 6229, Page 484 and Book 4161, page 814, in the Register's Office for Davidson County, Tennessee.
- Deed of conveyance of record in Book 6303, Page 601, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1130, Page 7, Book 4377, page 710, Book 4380, page 710 and Book 4403, page 627, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7052, Page 19, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6609, Page 864, in the Register's Office for Davidson County, Tennessee.

- Deed of Conveyance of record in Book 7681, Page 534, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **332 Ardsley Pl, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF MARCH, 2021.

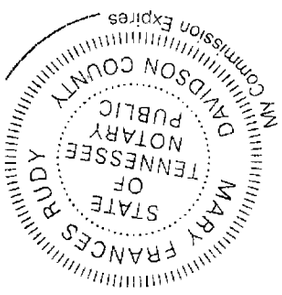
Erin L. Luper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN L. LUPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY