Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 778518 DEEDWARR
12/22/2021 12:48:49 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20211222-0169281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

IBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF ER, 2021.

Notary Public

IMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

MJ-VRE-21-1101-405

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)
Jing He and Zhifu Yang	**NEW OWNER**	
(NAME)	(NAME)	**104-04-0E-405.00-CO**
2634 Dora Elizabeth Ct.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(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, **HUNTER C. BRANSTETTER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JING HE AND ZHIFU YANG, WIFE AND HUSBAND,** 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 a certain condominium Unit No. 405, together with Parking Space Number 30, of 1101 Eighteenth Avenue, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act, as the same set out in Section 66-27-010, Et Seq. of the Tennessee Code Annotated, under the Master Deed establishing 1101 Eighteenth Avenue of record as Instrument No. 20060807-0096688, and re-record as Instrument No. 20060817-0101760, as amended of record as Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 building thereof; said unit being depicted on Exhibit "E" to said master deed; together with a percentage interest in common elements and voting percentage as set forth "D" to said Master Deed.

Being the same property conveyed to Hunter C. Branstetter, a single man by Warranty deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20091005-0092331 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 05, 2009.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 21, page 87 in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 1101 Eighteenth Avenue, of record in Instrument No. 20060807-0096688, as re-recorded in Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060120-0007509, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record in Instrument No. 20060120-0007524, Register's Office for Davidson County, Tennessee.
- Reciprocal Easement, Access and Maintenance Agreement of record in Instrument No. 20070926-0114981 and Termination of Reciprocal Easement, Access and Maintenance Agreement of record in Instrument No. 20121128-0109132, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071010-0120355, 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: **1101 18th Ave S, Nashville, Tennessee 37212.**

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 20 DAY OF DECEMBER, 2021.

Hunter C. Branstetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUNTER C. BRANSTETTER, 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 20th of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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