WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2606925

Return to:

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value for this transfer, whichever is greater, is $320,000.00

Affiant

Subscribed and sworn to me, this the 19 day of August, 2015.

Notary Public

My commission expires: 4/1/17

KERRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner and mail tax bills to:	Parcel ID:
358 Elmington Ave. Nashville, TN 37205	LEI SU - PROPERTY OWNER Lei Su 358 Elmington Avenue Nashville, TN 37205	104-10-0E-035.00CO

THIS INDENTURE is made effective the 19th day of August, 2015, by **Michael Hartman, a single man**, First Parties, for the purpose of conveying the premises described herein to LEI SU, AN UNMARRIED WOMAN, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to Michael Hartman, a single man by Warranty Deed from Lindsay Ann Wirth, unmarried, dated March 7, 2014 of record in Instrument Number 20140310-0019913, in the Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation as shown in The Plan of record in Plat Book 4660, Page 60; Charter of Elmington Condominium Association, Inc. of record in Book 4790, Page 686; By-Laws of record in Book 4486, Page 553; Book 4963, Page 263; Book 5362, Page 258; Book 5516, Page 302 and Master Deed of record in Book 4486, Page 547; Book 4963, Page 265, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

[SIGNATURES ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20150074180 DEEDWARR
Recvd: 09/01/15 09:53 3 pgs
Fees:18.00 Taxes:1184.00
20150901-0088498

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Michael Hartman

Kylie Harvey

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Michael Hartman**, 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 SEAL AT OFFICE, in Davidson County, this the 18 day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9.11.17

MARSHALL W. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kylie Harvey**, 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 SEAL AT OFFICE, in Davidson County, this the 18 day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9.11.17

MARSHALL W. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Exhibit A

A certain condominium located in Davidson County, Tennessee, being Unit No. H35 on the Second Revised Plan of Elmington Condominium, of record in Book 4660, Page 60, Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Elmington Condominium of record in Book 4486, Page 547 as corrected in Book 4673, Page 102, as amended in Book 4693, Page 265, in the 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 units 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.

Property Address: 358 Elmington Ave., NASHVILLE, TN 37205

Property ID Number: 104-10-0C 035.00CO