3 of 4
28381-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037060 DEEDWARR
Recvd: 05/04/16 11:33 2 pgs
Fees:13.00 Taxes:647.50
20160504-0043997

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Lisa J. Aiken
Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2016.

Notary Public

My commission expires: 1/8/2019
(AFFIX SEAL)

CORYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
John W. King	New Owner	082090F00400CO
212 Sprague Landing Rand		
Stevenson, WA 98648		

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,

Alexis J. Yee-Garcia, married

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

John W. King and wife, Connie J. King

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 412 specified on the Plat shown in the Master Deed, on the Plan of 1200 Fifth Avenue North Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 1200 Fifth Avenue North Condominiums, of record under Instrument No. 20040709-0081700, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of 1200 Fifth Avenue North Condominiums, for placement of Unit, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 412, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Alexis J. Yee-Garcia, an unmarried woman, by Warranty Deed dated October 28, 2004 from Germantown Partners, LLC, of record in Instrument No. 20041101-0131024, Register's Office for Davidson County, Tennessee.

This conveyance subject to the following:

(1) The Plan of record as shown as Exhibit "B" to the Master Deed in Instrument No. 20040709-0081700, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20050513-0054468, said Register's Office.
(3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 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 1200 Fifth Avenue North Condominiums, Instrument No. 20040709-0081700, said Register's Office.
(4) By-Laws of 1200 Fifth Avenue North Homeowners' Association, Inc. of record in Instrument No. 20031006-0147481, said Register's Office.
(5) Charter of 1200 Fifth Avenue North Condominiums Association, Inc. of record in Instrument No. 20040609-0068410; and Instrument No. 20040610-0069093, said Register's Office.
(6) All matters as shown on Plat in Instrument No. 20020108-0002614, said Register's Office.
(7) 2016 Taxes, a lien not yet due and payable, which have been prorated and assumed by the Grantees herein.

This instrument is being executed on behalf of Alexis J. Yee-Garcia, pursuant to a Power of Attorney executed by same on the 26th day of April, 2016, of record in Instrument No. 20160504 - 0043996, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

This is improved (__X__) Unimproved (____) property, known as **1200 5th Avenue North, Unit 412, Nashville, TN 37208**

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 **May, 2016.**

Alexis J. Yee-Garcia **By: Debbie O'Neil, Attorney in Fact**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Debbie O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Alexis J. Yee-Garcia, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Alexis J. Yee-Garcia for the purpose therein contained, by signing the name of Alexis J. Yee-Garcia by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 2016.

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017