BILL GARRETT, Davidson County
Trans:T20160095251 DEEDWARR
Recvd: 10/28/16 09:10 2 pgs
Fees:13.00 Taxes:906.50
20161028-0113866

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP
Kei-Sau David Lau and Oi-Wan	New Owner	08308022600
Alia Man, Trustees of The Lau		
Family Living Trust dated April 30, 2003		
1026 Milan Avenue		
South Pasadena, CA 91030		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 26b #15375		
109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Richard Kelly (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust dated April 30, 2003 (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lot No. 122, Rosewood Heights, Section 3, as of record in book 4060, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard Kelly, unmarried by deed from Bernice R. Woodard, unmarried of record in Instrument Number 20001013-0101903, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2017 Davidson County taxes are not yet due and payable.
2. All matters as shown on Plat Book 4060, page 125, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 609 Rosebank Avenue, Unit # C & D, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me this 28th day of October, 2016.

Notary Public

Commission Expires: 12/18/17

RHONDA WARD PACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of October, 2016.

Richard Kelly

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Richard Kelly with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of October, 2016.

Rhonda Ward Pace
Notary Public

My Commission Expires: 12/18/17

RHONDA WARD PACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER