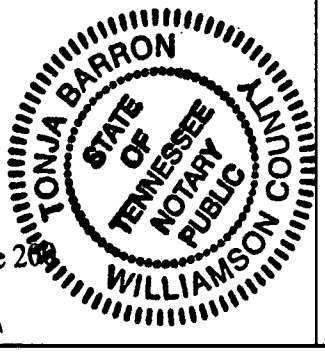
WARRANTY DEED



RETURN TO
Stewart Title Company
121 First Avenue South, Suite 260
Franklin, TN 37064
File # 01288-36891

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Kovolyan, II	SWBC Mortgage Corporation	136-03-0A-064.00-CO
(NAME)	(NAME)	
4000 Anderson Road, Apartment 64	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170035538 DEEDWARR
Recvd: 04/27/17 10:44 2 pgs
Fees:13.00 Taxes:351.50
20170427-0041384

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 considerations, the receipt of which is hereby acknowledged, we, **Joddy Kalei Lam and Dianne Sue Lam**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John W. Kovolyan, II, an unmarried man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Townhouse No. 64 and Building 11, on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page 88, as established by Master Deed of Priest Lake Park Condominium Townhouses recorded in Book 4651, Page 412, Clarification of Master Deed of Priest Lake Park Condominium Townhouses recorded Book 4943, Page 692 and amended to Master Deed recorded in Book 5189, Page 671, 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 Joddy Kalei Lam and Dianne Sue Lam by Warranty Deed from Rickie Burrows and Jennifer Burrows, dated 03/31/2014, recorded 04/04/2014 of record in Instrument No. 20140404-0028047, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4651, Page 412, Clarification of Master Deed of record in Book 4943, Page 692, Charter and Articles of Incorporation of Priest Lake Park Condominiums, Inc., of record in Book 4944, Page 115 and Exhibit IV to Master Deed of Priest Lake Park Condominiums Townhouse Priest Lake Park Condominium, Inc., of record in Book 5189, Page 671, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 4460, Page 79, in the Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 5083, Page 417 and Second Amended and Restated Bylaws of record in Book 8115, Page 838, in the Register's Office for Davidson County, Tennessee.

Amended and Restated Rules & Regulations of record in Book 7679, Page 173, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872, Instrument No. 20150709-0066742 and Amendment No. 1 to the Rules and Regulations of record in Book 8115, Page 849, in the Register's Office for Davidson County, Tennessee.
Amendment No. 1 to Amended and Restated Bylaws of the Priest Lake Park Condominium Homeowners Association of record in Book 9089, Page 765, in the Register's Office for Davidson County, Tennessee.
Amendment No. 2 to Amended and Reinstated Bylaws of the Priest Lake Park Condominium Homeowners Association of record in Instrument No. 20050817-0097909, in the Register's Office for Davidson County, Tennessee.
Reinstated Homeowner Repair Responsibility List of record in Instrument No. 20060228-0022873, in the Register's Office for Davidson County, Tennessee.
Addition to PLPC Rules & Regulations of record in Instrument No. 20161205-0127268, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4000 Anderson Road, Apartment 64, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 19th day of April, 2017.

Joddy Kalei Lam

Dianne Sue Lam

State of Nevada
County of Clark

Personally appeared before me Joddy Kalei Lam and Dianne Sue Lam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19 day of April, 2017.

Notary Public Charlene Lucas
My Commission Expires: April 20, 2020

CHARLENE LUCAS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-20-2020
Certificate No: 02-75578-1

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-36891
SMG TN Warranty Deed