Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2255

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2017

Notary Public
Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amy H. Harris 3314 West End Ave unit 501 Nashville, TN 37203	First Community Mortgage, Inc 275 Robert Rose Dr. Murfreesboro, TN 37129	104-06-0B-501.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Helen H. Sim, married and Joan Sim Lee, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy H. Harris and Dale J. Brown

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 located in Davidson county, Tennessee, being Unit No. 501 of Park Road Condominium, aka West End Park, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 69-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 5845, page 831, as amended in Instrument No. 20071213-0143676, Registers Office for Davidson County, Tennessee, and subject to the provisions and requirement 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 reigned and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1: to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat Book 5200 Page 390, said Registers Office for a more complete description of such unit.

Being the same property conveyed to Helen H. Sim, married, two-thirds (2/3), undivided interest and Joan G. Sim, single, one-thirds (1/3), undivided interest by Quitclaim deed from Jea W. Sim and wife, Helen H. Sim of record in Instrument No. 20120316-0022533 Register's Office for Davidson County, Tennessee, dated March 12, 2012 and recorded on March 16, 2012.

Joan G. Sim having since married and is know known as Joan Sim Lee.

The subject property having never been the primary residence of Jea W. Sim, spouse of Helen H. Sim and Jang Lee, spouse of Joan Sim Lee.

BILL GARRETT, Davidson County
Trans:T20170036082 DEEDWARR
Recvd: 04/28/17 14:04 2 pgs
Fees:13.00 Taxes:1050.80
20170428-0042024

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3314 West End Ave unit 501, Nashville, TN 37203.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of April, 2017.

Helen H. Sim

Helen H. Sim

Joan Sim Lee

Joan Sim Lee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Helen H. Sim and Joan Sim Lee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of April, 2017.

Notary Public
My Commission Expires: 9-10-18

(Notary Seal)