(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064159 DEEDWARR
Recvd: 07/26/17 13:26 2 pgs
Fees:13.00 Taxes:2014.19

20170726-0075720

MST 2017-0977

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: 6/24/2020 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Yung-Tao Wu	Churchill Mortgage Corporation	081-08-4J-001.00-CO
(NAME)	(NAME)	
1721 7th Avenue North #B	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Johnathan Kerr and Kathryn Kerr, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor Yung-Tao Wu, an unmarried man** 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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1721 7th Avenue North Townhomes, a Townhouse Planned Unit Development, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140818-0074372, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnathan Kerr and Kathryn Kerr, husband and wife by Warranty deed from Bravo Two, LLC, a Tennessee limited liability of record in Instrument No. 20150417-0034551 Register's Office for Davidson County, Tennessee, dated April 16, 2015 and recorded on April 17, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140818-0074372, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1721 7th Avenue North #B, Nashville, TN 37208

(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 GRANTEES, their heirs and assigns forever; and we do 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 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 20th DAY OF July, 2017.

Johnathan Kerr by Yvette Meldrum his attorney in fact

Johnathan Kerr by Yvette Meldrum his Attorney in Fact

Kathryn Kerr by Yvette Meldrum her attorney in fact

Kathryn Kerr by Yvette Meldrum her Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Johnathan Kerr and Kathryn Kerr, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Johnathan Kerr and Kathryn Kerr, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book *, Page _____, Register's Office of ~~Williamson~~ Davidson County, Tennessee.

*20170726-0075719

Witness my hand and official seal, this the 20 day of July, 2017.

Notary Public

My Commission Expires: 4-11-2020

(SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020