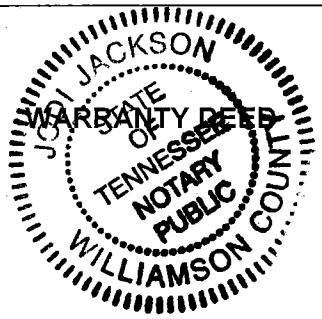


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00 Ana Maria Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021
(AFFIX SEAL)

O-VR-17-2809

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rodney Hayes	Franklin American Mortgage	
(NAME) **2809 Lake Forest Dr.**	(NAME) 6100 Tower Circle, Ste 600	**136-10-0A-004.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SAM WEICHIH SUN, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RODNEY HAYES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D, Lot 1, on the Plan of Condominium Site Plan, Section One, Priest Lake Forest, as established by Master Deed of record in Book 5931, Page 645, as amended by the following instruments of record in Book 6021, Page 101; Book 6106, Page 610; Book 6123, Page 175; Book 6124, Page 956; Book 6145, Page 435 and Book 6199, Page 270, said Register's Office, and as shown on the plan of record in Book 5190, Pages 657 and 658, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sam Weichih Sun by Warranty deed from Pamela A. Means, unmarried of record in Instrument No. 20160829-0090414 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 29, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 657, Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 Priest Lake Forest Condominiumof record in Book 5931, Page 645, amended in Book 6021, Page 101, Book 6106, Page 610, Book 6123, Page 175, Book 6124, Page 956, Book 6145, Page 435, Book 6199, Page 270 and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee;

Bill Garrett Davidson County
Batch# 31764 DEEDWARR
11/30/2017 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $455.10
20171130-0122287

- Charter of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee;
- Conveyance of Common Area of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 6021, Page 99, in the Register's Office for Davidson County, Tennessee;
- ROW of Lake Forest Drive;
- Any rents and/or leases or rights of tenants in possession;
- 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;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2809 Lake Forest Dr., Nashville, Tennessee 37217**.

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), their heirs and 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), 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 the 20 DAY OF NOVEMBER, 2017.

Sam Weichih Sun

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM WEICHIH SUN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

See attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfullness, accuracy, or validity of that document

State of California
County of Los Angeles

On 11/20/17 before me, Christine L.Y. Lee,
(here insert name and title of the officer)

personally appeared Sam Weichih Sun

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

CHRISTINE L.Y. LEE
Commission # 2086679
Notary Public - California
Los Angeles County
My Comm. Expires Nov 4, 2018

Re Warranty Deed.

(Seal)

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019