BOX 10-A

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 41058 DEEDWARR
12/27/2017 09:15:16 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20171227-0130910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 6, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Yun Li and Lu Li | Chase | |
| (NAME) | (NAME) | |
| 1409B Hawkins Street | 3050 Highland Pkwy | 093-13-0M-002.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Downers Grove, IL 60515 | |
| (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, **KEVIN P. HARTLEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YUN LI AND LU LI,** 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. 1409 B of the 1409 Hawkins Townhomes, a Horizontal Property Regime with Private Elements, establishing a Planned Unit Development by the Declaration of Covenants, Conditions and Restrictions as of record in Instrument No. 20131030-0112846, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set for the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Planned Unit Development, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.**

**Being the same property conveyed to Kevin P. Hartley by Warranty deed from KPH Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20140815-0074126, Register's Office for Davidson County, Tennessee, dated August 13, 2014. Sarah Hartley joins in to convey any marital interest she may have.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is improved x property, known as 1409B Hawkins Street, Nashville, TN 37203 (unimproved)
(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 hand this 22nd day of December, 2017

Kevin P. Hartley by
Montgomery, Attorney in Fact

KEVIN P. HARTLEY, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Sara Hartley by
Montgomery, Attorney in Fact

SARA HARTLEY, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of December, 2017, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Kevin P. Hartley and Sara Hartley and acknowledged that he executed the same as the free act and deed of Kevin P. Hartley and Sara Hartley.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of December, 2017.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

Notary Public