WARRANTY DEED

Bill Garrett Davidson County
Batch# 44751 DEEDWARR
01/05/2018 10:46:34 AM 2 pgs
Fees: $13.00 Taxes: $656.75

20180105-0001676

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Ashlee R Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 1-6-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashlee R. Lawson	Wells Fargo	083080i90000co
(NAME)	(NAME)	
609 D Rosebank	6200 Park Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Des Moines IA 50321	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust dated April 30, 2003,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashlee R. Lawson,** 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: unmarried

Land in Davidson County, Tennessee, being Unit "D" as established under Declaration of Covenants, Conditions and Restrictions for Residences at Rosebank Avenue, a/k/a Horizontal Property Regime 609 Rosebank Avenue, of record in Instrument Number 20170920-0096264, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the property conveyed to Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust dated April 30, 2003 from Richard Kelly by Warranty Deed of record in Instrument No. 20161028-0113866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☑ property, known as 609 D Rosebank Avenue, Nashville, TN 37206
(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 hands this 2nd day of January, 2018.

Oi-Wan Alia Man, Co-Trustee of The Lau Family Living Trust dated April 30, 20103

Kel-Sau David Lau, Co-Trustee of The Lau Family Living Trust dated April 30, 20103

State of ~~Tennessee~~ OREGON
County of LANE

on this the 2 day of January, 2018 before me personally appeared Kel-Sau David Lau and Oi-Wan Alia Man, co-Trustees of The Lau Family Trust dated April 30, 2003, to me known to be the person described in and who executed the foregoing instrument, and wo acknowledged the execution of same to be their free act and deed.

WITNESS my hand and seal this 2nd day of January, 2018.

Notary Public
My Commission Expires: 04/03/2021

File No.: 12785

OFFICIAL STAMP
ERICA ELIZABETH SHOFNER
NOTARY PUBLIC-OREGON
COMMISSION NO. 961164
MY COMMISSION EXPIRES APRIL 03, 2021