{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Ashlee R. Lawson	{New Owner	}83-801-1 }
{1708 Briarforest Place	{	} }
{Raleigh, NC 27615	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 26b #15557 }		
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust dated April 30, 2003 (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Ashee R. Lawson, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "C", 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's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the same property conveyed to Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust by Warranty Deed from Richard Kelly of record in Instrument Number 20161028-0113866, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2018 Davidson County taxes are not yet due and payable.
2. All matters as shown on Plat Book 4060, page 125 and Instrument Number 20170920-0096264, said Register's Office for Davidson County, Tennessee.
3. Charter of Residences at Rosebank Avenue Home Owners Association of record in Instrument Number 20170927-0098825, said Register's Office for Davidson County, Tennessee.
4. Covenants of record in Instrument Number 20170920-0096264, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 609 Rosebank Avenue, Unit # C, Nashville, Tennessee 37206.

Bill Garrett Davidson County
Batch# 61595 DEEDWARR
02/22/2018 12:35:26 PM 3 pgs
Fees: $18.00 Taxes: $638.25
20180222-0016983

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

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF ~~DAVIDSON~~ LANE

The actual consideration or value, whichever is greater for this transfer is $172,500.00.

TRUSTEE
Affiant

Subscribed and sworn to before me this 2nd day of January, 2018.

Notary Public

Commission Expires: 04/03/2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of January, 2018.

Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust dated April 30, 2003

By: _____
Kei-Sau David Lau, Trustee

By: _____
Oi-Wan Alia Man, Trustee

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF ~~DAVIDSON~~ LANE

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Kei-Sau David Lau with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust dated April 30, 2003 and that he as such Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the Family Trust by himself as Trustee for Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust dated April 30, 2003.

WITNESS my hand and official seal at EUGENE, OREGON ~~Nashville~~, ~~Tennessee~~, this 2nd day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 04/03/2021

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

STATE OF ~~TENNESSEE~~ OREGON
COUNTY OF ~~DAVIDSON~~ LANE

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Oi-Wan Alia Man with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust dated April 30, 2003 and that he as such Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the Family Trust by himself as Trustee for Kei-Sau David Lau and Oi-Wan Alia Man, Trustees of The Lau Family Living Trust dated April 30, 2003.

WITNESS my hand and official seal at EUGENE, OREGON ~~Nashville~~, ~~Tennessee~~, this 2nd day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 04/03/2021