Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $498,000.00

Affiant

Subscribed and sworn to before me, this 20 day of March 2018.

Notary Public

My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Box 8

Bill Garrett Davidson County
Batch# 71739 DEEDWARR
03/21/2018 02:26:35 PM 2 pgs
Fees: $13.00 Taxes: $1,842.60

20180321-0026842

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Hsi 1808 24th Ave S Ste 201 Nashville TN 37212	Access National Mortgage 1800 Robert Fulton Dr. Ste. 350 Reston, VA. 20191	104 11 0Z 201.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mary Nelle Hall, married and David E. Hall and Brenda B. Hall, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ryan Hsi and Megan Yu, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 201, as set forth in the Declaration of Covenants, Conditions and Restrictions of Acklen at 24th, a Condominium Development, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq. of record as Instrument No. 20130927-0101658, as amended by Instrument No. 20131009-0106143 and Instrument No. 20140722-0065160, in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "D" of said Declaration, as amended.

Being the same property conveyed to Mary Nelle Hall, an unmarried woman, and David E. Hall and Brenda B. Hall, husband and wife, by Warranty Deed from Regent Homes, LLC of record in Instrument No. 20140919-0086306 and dated September 17, 2014.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20130927-0101658 and amended in Instrument Nos. 20131009-0106143 and 20140722-0065160. Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements

thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Acklen at 24th Condominiums

This property is improved property known as 1808 24th Ave S Ste 201, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of March, 2018.

Mary Nelle Hall

Nicholas A. Karas, who joins in this conveyance for the sole purpose of waiving any marital interest in the property

David E. Hall

Brenda B. Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Nelle Hall and Nicholas A. Karas and David E. Hall and Brenda B. Hall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of March, 2018.

Notary Public

My Commission expires: 2/25/19
FILE NO: 10451

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY