WARRANTY DEED

Bill Garrett Davidson County
Batch# 75939 **DEEDWARR**
04/03/2018 01:47:19 PM 2 pgs
Fees: $13.00 Taxes: $603.10

20180403-0031142

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alyssa D. Flynn	new owner	108-08-0B-015.00
(NAME)	(NAME)	
1111 Quail Court West		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, we, **David Yao and Michelle L. Yao, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alyssa D. Flynn, a single woman**, hereinafter called the GRANTEE (S), 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. 15, Lot No. 14 in Horizontal Property Regime on the Condominium Site Plan, Section 2, Phase II, Quail Valley, of record in Plat Book 5200, Page 395, as established by Master Deed of Quail Valley Phase II Condominiums of record Book 5857, Page 371, rerecorded in Book 5857, Page 502 and Book 5869, Page 814, as amendments of record in Book 5884, Page 534 and Book 6081, Page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Yao and Michelle L. Yao, husband and wife by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated 08/12/2014, recorded 08/15/2014 of record in Instrument No. 20140815-0074119, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 5200, Page 395, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5753, Page 562, re-recorded in Book 6003, Page 212, Amendment of record in Book 5955, Page 703, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5857, Page 371, re-recorded of record in Book 5857, Page 502 and re-recorded of record in Book 5869, Page 814, Master Deed and Amendment of record in Book 5884, Page 534, Amendment to Master Deed of record in Book 6081, Page 130, in the Register's Office for Davidson County, Tennessee.
Deed Restrictions contained in Warranty Deed of record in Book 4800, Page 254, in the Register's Office for

Davidson County, Tennessee.
Old Plat of record in Book 5200, Page 383, in the Register's Office for Davidson County, Tennessee.
First Supplemental - Quail Valley Phase II Declaration of Covenants of record in Book 5857, Page 372, in the Register's Office for Davidson County, Tennessee.
By-Laws of Quail Valley Condominium Phase II Association of record in Book 5857, Page 373, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of Quail Valley Homeowners Association, Inc., of record in Book 6371, Page 105, in the Register's Office for Davidson County, Tennessee.
Notice of Violation of Master Deed and Nonacceptance of record in Book 6903, Page 123, Corrected and Modified Notice of Violation of record in Book 9082, Page 873, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of record in Book 7872, Page 35, in the Register's Office for Davidson County, Tennessee.
Common Area QCD contained in Warranty Deed of record in Book 5869, Page 110, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1111 Quail Court West, Nashville, TN 37214
(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 GRANTEE(S), 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), 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 our hands this 30 day of March, 2018

David Yao

Michelle L. Yao

State of Tennessee
County of Williamson

Personally appeared before me David Yao and Michelle L. Yao, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2018.

Notary Public
My Commission Expires: 8/17/19

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-42616
SMG TN Warranty Deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CL-18-1111