Bill Garrett Davidson County
Batch# 77183 DEEDWARR
04/09/2018 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,875.90
20180409-0032968

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2018.

(Affix Seal) Notary Public

My Commission Expires: 11-10-2019

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

29074

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael L. Peterlich and Jessica K. Peterlich	New Owner	Map/Parcel
553B Hamilton Avenue		105 073J 00200CO
Nashville, TN 37203		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, KE QIN, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto MICHAEL L. PETERLICH AND JESSICA K. PETERLICH, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of the Homes at 553 Hamilton Avenue located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 553 Hamilton Avenue, pursuant to Tennessee Code Annotated Section 66-27-103(b) of record as Instrument No. 20170330-0031122 and Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Homes at 553 Hamilton Avenue of record in Instrument No. __201804090032967_, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 553 Hamilton Avenue contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No.20170330-0031122, and Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Homes at 553 Hamilton Avenue of record in Instrument No. _201804090032967____and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ke Qin by Warranty Deed from Bobby B. Frierson, married, dated February 22, 2017, of record in Instrument No.20170224-0018628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2018 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 105 073J 00200CO.
2. All matters appearing on the Plan of Hamilton's Subdivision of Block 6, of record in Book 1, page 97, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 553 Hamilton Avenue of record in Instrument No. 20170330-0031122 and Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Homes at 553 Hamilton Avenue of record in Instrument No. __201804090032967_____, Register's Office for Davidson County, Tennessee, the plat filed at Exhibit "C" to said Declaration, and Bylaws appended thereto as Exhibit "B", but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is IMPROVED property known as 553 B Hamilton Avenue, Nashville, Tennessee 37203

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, 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 6th day of April, 2018:

Ke Qin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ke Qin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2018:

Notary Public

My commission expires: 4-18-21

STATE OF TENNESSEE NOTARY PUBLIC

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 18, 2021

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

