WARRANTY DEED

Bill Garrett Davidson County
Batch# 80765 **DEEDWARR**
04/13/2018 02:30:50 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63

20180413-0035054

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$499,900.00.**

Affiant

Subscribed and sworn to before me this 10th day of April, 2018

Notary Public
My Commission expires: 12/15/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sharon H. Chou Justin H. Lo	new owner	091-07-0Y-001.00CO
5402 Louisiana Avenue, B		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Julia L. Stommes and Geoffrey T. Boyer, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sharon H. Chou and Justin H. Lo, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B on the Plan of 5402 LA Cottages, a Horizontal Property Regime with Private Elements as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for 5402 LA Cottages of record in Instrument Number 20150715-0069094, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Julia L. Stommes and Geoffrey T. Boyer, wife and husband from Ernest B. Jones and wife, Karen D. Jones by Warranty Deed on July 15, 2016, of record in Instrument Number 20160909-0095128, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable. Map & Parcel 091-07-0Y-001.00CO, which are not due until 10/1/2018.
- Subject to all matters on Plan as shown as an Exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150715-0069084, as amended in Instrument No. 20150908-0091072, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
- Subject to all matters on Plan of record in Plat Book 57, Pages 172 and 173, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150715-0069084, as amended in Instrument No. 20150908-0091072, Register's Office for said County. Restrictive Covenants for Detached Structure of record in Instrument No. 20150928-0098264, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20150903-0090055, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions. Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5402 Louisiana Avenue, B, Nashville, TN 37209**

Tab

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 6, 2018.

Geoffrey T. Boyer

STATE OF Wisconsin

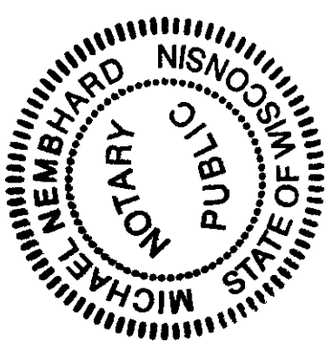
COUNTY OF Milwaukee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Geoffrey T. Boyer** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 6, 2018

Notary Public

My commission expires 11.17.2019



TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 6, 2018.

Julia L. Stommes

STATE OF NEBRASKA

COUNTY OF DOUGLAS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Julia L. Stommes** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 6, 2018

Notary Public

GENERAL NOTARY-State of Nebraska
MARIA F. GARIBO
My Comm. Exp. Jan. 22, 2022

My commission expires January 22, 2022