(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



MY COMMISSION EXPIRES:
JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Brittanmon
Affiant

Subscribed and sworn to before me, this 4th day of May, 2018.

Elizabeth Harland Willis
Notary Public

My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 90686 DEEDWARR
05/10/2018 09:43:51 AM 2 pgs
Fees: $13.00 Taxes: $577.20



20180510-0044791

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gina Yao **John Sheng**	**New Owner**	**Map/Parcel 109-05-0-B-402.00CO**
224 Ennismore Ln		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lissa B. Murphy, now known as Lissa B. Oliver, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gina Yao and John Sheng

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 402 on the plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declarations of Covenants, Conditions, and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Lissa B. Murphy, a single woman, by Warranty Deed, from Susan Elizabeth Scharber, nka Susan Scharber Thomas, dated December 22, 2008, of record in Instrument No. 20081229-0123024, Register's Office Davidson County, Tennessee. Lissa B. Murphy having since married and is now known as Lissa B. Oliver.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20021216-0154761, amended in Instrument No. 20030529-0072377, Instrument No. 20030930-0144058, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20061229-0161141, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050031, Register's Office for DAVIDSON County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20020918- 0113840, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3535 Bell Road, Apt# 402, Nashville, TN 37214.

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 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 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/our hand(s) this 4th day of May, 2018.

Lissa B. Oliver

*Kenny Oliver, spouse of Lissa B. Oliver, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Kenny Oliver
By: Lissa B. Oliver, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Lissa B. Oliver, the within named Grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2018.

Notary Public

My Commission Expires: 11-23-20

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lissa B. Oliver, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Kenny Oliver, for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Kenny Oliver and is authorized by Kenny Oliver, to execute this instrument on his behalf.

Witness my hand, at office, this 4th day of May, 2018.

Notary Public

My Commission Expires: 11-23-20

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **180245SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027