Bill Garrett Davidson County
Batch# 98870 DEEDWARR
06/01/2018 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $673.03
20180601-0052314

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2018-0686

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mingde Liu	Same as new owner	109-05-0D-076.00-CO
(NAME)	(NAME)	
1623 Lincoya Bay Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Brett A. Price, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mingde Liu, a married man,** 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. 1623 in the Cottages At Williams Bend, a private element horizontal, property regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a declaration of covenants, condition and restrictions and by-laws for the Cottages At Williams Bend, a horizontal property regime With private elements, of record in Instrument No. 20040628-0076712 and supplementary declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Registers 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 the Cottages At Williams bend, a private element horizontal property regime, contained in the said declaration, the plan filed as Exhibit "C" of the supplementary declarations appearing in Instrument No. 20050923-0114373, said Registers Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brett A. Price, unmarried by Warranty deed from Jennifer Kaye Kitchen, unmarried of record in Instrument No. 20140319-0022712 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 19, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien not yet due and payable. All matters shown on Exhibit "C" of the First Supplementary Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041028-0129585, Register' s Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040628-0076712, supplemented in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, 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 Sanitary Sewer and/or Storm Drainage Easement in Book 7121, page 169, Register's Office for Davidson County, Tennessee. Sewer Easement in Book 5406, page 470, Register's Office for Davidson County, Tennessee. Easement Agreement in Book 6185, page 216 and Book 7498, page 726, and Instrument No. 20000331-0032269 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee. Subject to restriction as set out in Deed of record in Instrument No. 20021204-0149456, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveying common areas in Instrument 20061229-0161140, Register's Office for Davidson County, Tennessee. Charter in Instrument 20060314-0028980, Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20130517-0050096, in the Register's Office for Davidson County, Tennessee.

This property, known as 1623 Lincoya Bay Dr., 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 25th DAY OF May, 2018.

Brett A. Price

Mary Elizabeth Price joins in this conveyance to convey any and all marital interest they may have in subject property.

Mary Elizabeth Price

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett A. Price and Mary Elizabeth Price, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2018.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

