WARRANTY DEED

Bill Garrett Davidson County
Batch# 102389 DEEDWARR
06/08/2018 10:59:56 AM 2 pgs
Fees: $13.00 Taxes: $963.85

20180608-0055217

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $260,500.00.

Affiant

Subscribed and sworn to before me this 5 day of June, 2018.

Notary Public
My Commission expires: 7/6/20
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires 07-06-2020

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:
Kari C. Morse	new owner	09205014700
939 32nd Avenue North		
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, **Yating Hu**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kari C. Morse, unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 in W.T. Gaither's Subdivision of the Easterly half of Block 31 on the Plan of Midway, of record in Book 547, Page 87, Register's Office for Davidson County, Tennessee, Said Lot No. 4 fronts 50 feet on the Westerly side of 32nd Avenue North, formerly India Avenue and runs back between parallel line, 150 feet to an alley.

Being the same property conveyed to Yating Hu, an unmarried woman, and Larry Oliver, an unmarried man, from Faleshia Harris, by deed on October 14, 2015, of record in Instrument Number 20151019-0105868, Register's Office for Davidson County, Tennessee. Further conveyed to Yating Hu, an unmarried woman, by Quitclaim Deed from Yating Hu, an unmarried woman, and Larry Oliver, an unmarried man, of record in Instrument Number 20170628-0064911, said Register's Office.

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.
- Subject to all matters as shown on the Plan of record in Plat Book 547, page 87, Register's Office Davidson County, Tennessee.

This is improved property known as: 939 32nd Avenue North, Nashville, TN 37209

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 June 5, 2018.

Yating Hu

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Yating Hu** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 5, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY