WARRANTY DEED

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen Thomas Tsang	CEFUC	103020S01500C0
(NAME)	(NAME)	
239 Whitebridge Rd. Unit 15	PO Box 500	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Peoria, IL 61656-0500	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZI	

Bill Garrett Davidson County
Batch# 108852 DEEDWARR
06/26/2018 09:27:30 AM 2 pgs
Fees: $13.00 Taxes: $1,868.13
20180626-0061281

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Summit at Whitebridge, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Thomas Tsang and Jessica Kristen Tsang, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 15, as shown on the plat attached to the Declaration of Covenants, Conditions and Restrictions for Summit at Whitebridge, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20161123-0123636, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Summit at Whitebridge, of record as Instrument No. 20170207-0013008, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Summit at Whitebridge, LLC, by Quitclaim Deed from Gregory T. Smith, Tom McCormick, and Sabin Ewing, as tenants in common, recorded on June 22, 2016, of record in Instrument No. 20160622-0063642, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gregory T. Smith, Tom McCormick, and Sabin Ewing, in equal shares and tenants in common, by Warranty Deed dated 04/24/2015 and filed for record on 4/28/2015 in Instrument 20150428-0037947, of the Register's Office of Davidson County, Tennessee.

This is improved property known as 239 White Bridge Pike #15, Nashville, Tennessee 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 239 Whitebridge Rd. Unit 15 Nashville TN 37209

(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 our hands 06/22/18.

Summit at Whitebridge, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Summit at Whitebridge, LLC A Tennessee, Limited Liability Corporation, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Summit at Whitebridge, LLC, by himself as Authorized Agent.

Witness my hand and official seal on 06/22/18.

Notary Public

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

My Commission Expires: _____

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC S THOMPSON COUNTY OF ROBERTSON

My Commission Expires: 12.03.19