WARRANTY DEED

Bill Garrett Davidson County
Batch# 119299 DEEDWARR
07/23/2018 02:09:21 PM 2 pgs
Fees: $13.00 Taxes: $1,809.30

20180723-0071591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Angie Hoogerheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Wu and Seth Zost	New Owner	
(NAME)	(NAME)	
5110 A Illinois Ave		091-11-052.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY WU AND SETH ZOST** *and Yiqiang Wu 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 Lot 1017, BLOCK 165, PLAN NUMBER 1 WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company to City Limits Construction, LLC, a Tennessee limited liability company as recorded on the 1st day of August, 2017 in Instrument No. 20170801-0077892; part of Warranty Deed from Greg Wood to City Limits Construction LLC as recorded on the 1st day of August, 2017 in Instrument No. 20170801-0077891 and part of Warranty Deed from Brenda Gale Nicholson to Greg Wood as recorded on the 22nd day of October, 2015 in Instrument No. 20151022-0107584, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5110 A Illinois Ave, 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 my hand this 18th day of May, 2018

CITY LIMITS CONSTRUCTION, LLC

BY: _____

KEN WADE, MEMBER MANAGER

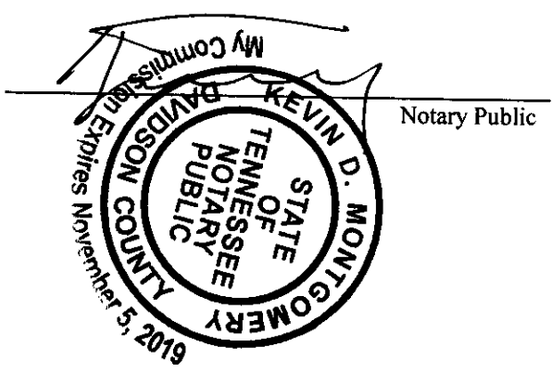
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ken Wade with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of City Limits Construction, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member Manager.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2018.

Commission expires:



Notary Public