Name and Address of New Owner:
Bizhu Liu and Xiubo Sun
1510 54th Ave N.
Nashville, TN 37209

Send Tax Bills To:
new owners

Karen Y Johnson Davidson County
Batch# 137360 DEEDWARR
09/05/2018 03:16:48 PM 2 pgs
Fees: $13.00 Taxes: $1,909.20

20180905-0088027

This Instrument Prepared By:
Steven P. Disser, Attorney
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 091-07-1F-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gavin D. Quinn and Erin E. Quinn, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bi Zhu Liu and Xiu Bo Sun, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Unit No. B, 5311 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 5311 Louisiana Avenue Townhomes of record at Instrument No. 20170124-0007664, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gavin D. Quinn and Erin E. Quinn, husband and wife, by Deed dated September 15, 2017 from Shawn F. Meehan, married, recorded September 18, 2017, in Instrument Number 20170918-0095052, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO THE EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREON; AND ALSO INCLUDING WITHOUT LIMITATIONS, ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING THE HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF 5311 LOUISIANA AVENUE TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20170124-0007664, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-CL-18-1310

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2018.

_____(SEAL)
Gavin D. Quinn

_____(SEAL)
Erin E. Quinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2018, before me personally appeared Gavin Quinn and Erin Quinn, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of August, 2018.

_____
Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DASSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $516,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

Sworn to and subscribed before me this 31st day of August, 2018.

_____
Notary Public
My commission expires: 07/06/20
File No. 2018-5