Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0627-18

Karen Y Johnson Davidson County
Batch# 139117 DEEDWARR
09/11/2018 10:08:28 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180911-0089845

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of September, 2018

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	
Kathy Zhang Shi 328 Rosebank Avenue Nashville, TN 37206	New owner	Map/parcel: 083 03-4-F 002.00

WARRANTY DEED

FOR AND IN 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, I/WE

320 Rosebank, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathy Shi, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HER 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, Unit B, Rosebank Downs Townhomes, as shown in the declaration of covenants, conditions and restrictions for Rosebank Downs Townhomes, a horizontal property regime with private elements, of record in instrument number 20161129-0124794, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 320 Rosebank, LLC by Warranty Deed from Robert Paul Pinkas, Jr. and Louis Pierre Anderson-Morshead, of record in Instrument Number 20160520-0050658, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 328 Rosebank Avenue Nashville, TN, 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), ITS heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of September, 2018

320 Rosebank, LLC, a Tennessee Limited Liability Company

BY: Robyn Morshead

Robyn Morshead, Authorized Signer

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford KLP

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Robyn Morshead** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath acknowledged herself to be the Authorized Signer of 320 Rosebank LLC, and that she as such Authorized Signer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Authorized Signer.

Witness my hand and official seal this 6th day of September, 2018

Notary Public

My Commission Expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019