WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142017 DEEDWARR
09/17/2018 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20180917-0092245

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yu-Ling Amber Lin	Same as new owner	117-03-0B-168.00 CO
(NAME)	(NAME)	
2302 Westbrooke Ct.		
(ADDRESS)	(ADDRESS)	
Ann Arbor, MI 48105		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, YU-LING AMBER LIN, MARRIED, HEREINAFTER CALLED THE GRANTEE, 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, being Unit No. K-10, on the Horizontal Property Regime for The Villager Condominium Apartments, as recorded in the Master Deed of record in Book 5434, page 665, corrected in Book 5487, page 967 and as shown on plat of record in Plat Book 5200, page 154, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOHN PATRICK MCKENNON, MARRIED, by deed from MARGARET RYE STEELE, UNMARRIED, of record in Instrument No. 20000908-0089261, dated September 7, 2000, said Register's Office. Being further conveyed to GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from JOHN PATRICK MCKENNON, of record in Instrument No. 20100127-0006859, dated January 22, 2010, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on Horizontal Property Regime for The Villager Condominium Apartments, as recorded in the Master Deed of record in Book 5434, page 665, corrected in Book 5487, page 967 and as shown on plat of record in Plat Book 5200, page 154, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2601 Hillsboro Pike, K-10, Nashville, TN 37212

(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 this 12th day of September, 2018.

GT3 Properties, a Tennessee general partnership
By: GT1, LLC, a Delaware limited liability company

By: Patrick McKennon
Its: Member/President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared PATRICK MCKENNON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER/PRESIDENT of GT1, LLC, A DELAWARE LIMITED LIABILITY COMPANY the managing partner of GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, and that he as such MEMBER/PRESIDENT, being authorized to do so, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 2018.

Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: 9/7/21

True Copy Certification

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

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper):

