Karen Y Johnson Davidson County
Batch# 152058 DEEDWARR
10/17/2018 12:10:32 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20181017-0102941

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chris Chu 2103 9th Ave. S. Nashville, TN 37204	CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	119140A/ 138.00CO

THIS INDENTURE, made this 16th day of October, 2018 between

Green Wise Homes, LLC

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Chris Chu, married woman

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Unit No. 138, as shown on the site plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being a portion of the same property conveyed to Green Wise Homes, LLC, a Delaware Limited Liability Company by Quitclaim Deed dated 9/6/18 from Charles Edward Walker of record in Instrument No. 20180912-0090485 and Charles Walker by Warranty Deed dated 8/26/13 from Billie Walker of recrod in Instrument Number 20130826-0089518, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2929 Selena Dr., Unit 138, Nashville, TN 37211.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes

which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Green Wise Homes, LLC

By: _____
Charles E. Walker, manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles E. Walker, 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 manager of Green Wise Homes, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as manager.

WITNESS my hand and official seal at office in Nashville, Tennessee on this the 16th day of October, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $135,000.00.

_____
Affiant

Sworn to and subscribed before me, this 16th day of October, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

