Karen Y Johnson Davidson County
Batch# 162217 DEEDWARR
11/19/2018 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20181119-0113554

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2018.

Notary Public
My commission expires: 10-2018

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

05-1810-67404

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Zachary M. Howell 2115 Yeaman Pl Apt 609 Nashville TN 37206	New Owner	082-15-0-A-123.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wing N. Chau and Ivy Yick-Oi Chau, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zachary M. Howell, a single man**, hereinafter called the Grantees, their successors 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. 609 and Parking 203, on the Plan of 5th and Main Condominiums, as established by Master Deed and By-Laws of record in Instrument No. 20060630-0078751; Instrument No. 20070101-0001656; Instrument No. 20070424-0048607; Instrument No. 20080411-0036927; Instrument No. 20080512-0048553; Instrument No. 20081120-0114262; Instrument No. 20110921-0073283; Instrument No. 20111129-0092827; Instrument No. 20120409-0030284; Instrument No. 20120820-0074741; Instrument No. 20121017-0095419; Instrument No. 20130911-0096032; Instrument No. 20140804-0069914 and Instrument No. 20161222-0134731, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wing N. Chau and Ivy Yick-Oi Chau, husband and wife, by Special Warranty Deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company, dated February 23, 2012, recorded February 28, 2012, of record in Instrument No. 20120228-0016981, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 2115 Yeaman Pl Apt 609, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of November, 2018.

Wing N. Chau

Ivy Yick-Oi Chau

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Wing N. Chau and Ivy Yick-Oi Chau**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of November, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-26-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Brandon W. Lippman, 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 Sumner

Personally appeared before me, Janice Shepherd a notary public for this county and state, Brandon W. Lippman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 9-15-20

{Notary' Seal}