WARRANTY DEED	32117
Karen Y Johnson Davidson County Batch# 176158 DEEDWARR 12/19/2018 03:45:10 PM 2 pgs Fees: $13.00 Taxes: $1,701.63 20181219-0123544 DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020	State of Tennessee) County of Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of December, 2018 Notary Public My Commission Expires: (AFFIX SEAL) 7/6/20

THIS INSTRUMENT WAS PREPARED BY KORTALEKELLEY PLLC 330 Commerce Street, Ste. 110, Nashville, TN 37201		
ADDRESS FOR NEW OWNER(S) AS FOLLOWS: **SEAN CHISM AND LUCY CHISM**	SEND TAX BILLS TO: new owners	MAP-PARCEL-NUMBERS 092-09-4P
(NAME) 423B 35th Avenue N	(NAME)	002.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **423 35TH AVE. N., LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEAN BARRY CHISM AND LUCY XUAN DU CHISM, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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 423 B of Homes at 423 35th Avenue North,** as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 423 35th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160930-0103233, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to 423 35th Ave. N., LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Warranty Deed from GREGORY POLLARD, MARRIED, of record in Instrument No. 20160721-0075379, Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 21, 2016, as corrected by Notary's Certificate of Correction of record in Instrument No. 20160818-0086481, said Register's Office. (Value or consideration as shown in aforementioned Deed $450,000.00)

THIS conveyance is subject to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 423 35th Avenue North, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING property known as: **423B 35th Avenue N., Nashville, TN, 37209.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WV-RES-18-423

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 14th day of December, 2018

423 35TH AVE. N., LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
ALLEN HUGGINS, AUTHORIZED MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ALLEN HUGGINS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the AUTHORIZED MEMBER of **423 35TH AVE. N., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2018.

My Commission Expires: 9-7-2021

_____
Notary Public

