Karen Johnson Davidson County
Batch# 184000 DEEDWARR
01/15/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190115-0004221

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390 000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JANUARY 2019.

Notary Public

MY COMMISSION EXPIRES: 7-17-22

(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

A-P-18-231

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
John S Larkin, II and Hanwen Li	~~New Owner~~ Wells Fargo Bank, NA	
(NAME)	(NAME)	
231 5th Ave N #402	POBox 100515	093-06-1B-624.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Florence, SC 29502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL BROTHERS REALTY, LP, A PENNSYLVANIA LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN S LARKIN, II AND HANWEN LI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 402, The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, The Kress Lofts Condominiums, a Horizontal Property Regime, Instrument No. 20071220-0146058, amended at Instrument 20080331-0032083, corrected in Instrument No. 20080118-0006035, in the Register' s Office Davidson County, Tennessee, to which reference hereby made for a more particular description of said property. Reference is hereby made to the plan of The Kress Lofts Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. 20071220-0146058, said Register's Office, for a more complete identification and description of such Unit and Parking Spaces.

Being the same property conveyed to Samuel Brothers Realty, LP by Warranty Deed from Daniel W. Tidwell, an unmarried man of record in Instrument No. 20130531-0054954, Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on May 31, 2013.

This conveyance is subject to:
- All matters shown on the Plan attached as Exhibit B-1 to Amendment No. 4 to Master Deed in Instrument 200712200146058, corrected in Instrument 200801180006035 and further amended in Instrument 200803310032083, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the 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 the 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 buildings 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 The Kress Lofts Condominiums of record in Instrument Number 200504290048067, amended in Instrument 200603240034091, Instrument 200702270024233, Instrument 200704190047025, 200801180006035 and Instrument 200803310032083, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7423, Page 374, Book 8027, page 865, Book 9208, page 613, Book 10512, page 464 amended in Instrument 200206260076795 and Instrument 200501240008719, Register's Office for Davidson County, Tennessee.
- Subject to the terms and conditions as contained in Instrument 200512010144514, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 200511280142924, Register's Office for Davidson County, Tennessee.
- Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.
- Application to Combine Parcels in Instrument 200611270145769, Register's Office for Davidson County,

Tennessee.

- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **231 5th Ave N #402, Nashville, Tennessee 37219**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11 DAY OF JANUARY, 2019.

728 Loucks Road Associates, LLC, a Pennsylvania Limited Liability Company
its General Partner

BY: _____
Michael Gish, Sole Member

STATE OF PA
COUNTY OF LANCASTER

On this the 11 day of January, 2019, before me personally appeared Michael Gish, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Sole Member of 728 Loucks Road Associates, LLC, a Pennsylvania Limited Liability Company, Partner of Samuel Brothers Realty, LP, a Pennsylvania Limited Partnership, the within named bargainor, a partnership, and that he as such Sole Member of 728 Loucks Road Associates, LLC, a Pennsylvania Limited Liability Company, Partner of Samuel Brothers Realty, LP, a Pennsylvania Limited Partnership, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 11 day of January, 2019.

_____
Notary Public
My Commission Expires: 2-14-2021

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Thomas Achey, Notary Public
Manor Twp., Lancaster County
My Commission Expires Feb. 14, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

