WARRANTY DEED

Karen Johnson Davidson County
Batch# 185872 DEEDWARR
01/18/2019 10:38:03 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20190118-0005384

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2019.

Sheila McCord
Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shihong Lin	Shihong Lin	133160A16100CO
(NAME) 2020 Bratton Place	(NAME) 2020 Bratton Place	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(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 considerations, the receipt of which is hereby acknowledged, I/we **3:10 L.L.C., a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Shihong Lin and Yanting Liu, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. M-24, of Harding Glen (formerly Barcelona) Condominiums created under Chapter 66, Title 27, Section 101 et seq, as amended Tennessee Code Annotates, as established by a Master Deed of record in Book 6400, Page 801, amended in Book 9397, Page 814, Book 11509, Page 965, Book 11509, Page 966 and Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to plat of Harding Glen (formerly Barcelona) Condominiums of record in Book 6400, Page 839, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular described thereof.

Being the same property conveyed to 3:10 LLC by Quitclaim Deed from Felipe Mejia and Cristina Mejia, husband and wife, dated July 24, 2017 and recorded July 26, 2017 of record in Instrument No. 20170726-0075568, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Felipe Mejia and Cristina Mejia, husband and wife, by Warranty Deed from SafeOak, LLC dated June 19, 2017 and recorded June 22, 2017 of record in Instrument No. 20170622-0063014, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2019 and subsequent years, a lien not yet due and payable; Covenants, conditions, restrictions and easements, if any, recorded as Book 6400, Page 801,Appointment of Successor Trustee of record in Book 9474, Page 131, Amendment to By-Laws of record in Book 9723, Page 68, Amendment to the Master Deed Establishing Barcelona Condominium of record in Instrument No. 20070926-0114999, Scrivener's Affidavit of record in Instrument No. 20171004-0101537, Amendment to the Master Deed of record in Instrument No. 20180606-0054269,Name Change Amendment to Master Deed for Barcelona Condominium of record in Book 11509, Page 965, in the Register's Office for Davidson County, Tennessee; Boundry Map of record in Plat Book 5200, Page 410, Declaration of Mutual

Reciprocal Easements of record in Book 5868, Page 422, First Amendment to Declaration of Mutual Reciprocal Easements of record in Instrument No. 20030624-0086638, in the Register's Office for Davidson County, Tennessee; Grant of Easement of record in Instrument No. 20121114-0104727, in the Register's Office for Davidson County, Tennessee; Rights of way, by Charter of otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land of Record in Book 6400, Page 581, in the Register's Office for Davidson County, Tennessee; Harding Glen Condominium Homeowners' Association, Inc., of record in Instrument No. 20010329-0030288, in the Register's Office for Davidson County, Tennessee; Certification of Duly Adopted Amendment to Master Deed of Barcelona Condominium Association, Inc., of record in Book 9397, Page 814, in the Register's Office for Davidson County, Tennessee; Name Change Amendment to By-Laws for Barcelona Condominium Association, Inc., of record in Book 11509, Page 966, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 270 Tampa Drive, Unit M24, Nashville, TN 37211

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 11th day of January, 2019.

3:10 L.L.C.

By: _____

By: Felipe Mejia, Sole Owner/Director

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Felipe Mejia, whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Owner/Director of 3:10 L.L.C., and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained. Inc..

WITNESS my hand and official seal this 11th day of January, 2019.

_____
NOTARY

MY COMMISSION EXPIRES: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122