WARRANTY DEED

Karen Johnson Davidson County
Batch# 195201 **DEEDWARR**
02/14/2019 09:30:26 AM 2 pgs
Fees: $13.00 Taxes: $1,637.25

20190214-0013739

G-VRES-18-518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Hamzah K. Whatley and Katherine Whatley	**First Community Mortgage, Inc.**	
(NAME) **508 Acklen Park Drive**	(NAME) **262 Robert Rose Dr, Suite 101**	**104-1-4B-2.00CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **KE QIN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAMZAH K. WHATLEY AND KATHERINE WHATLEY, 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 B of Homes at 506 Acklen Park, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017030 and amended of record in Instrument No. 20190205-0011072, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Ke Qin, a single man, by Warranty Deed from Mary Evelyn Johnson, unmarried, recorded September 14, 2017 in Instrument No. 20170914-0094182, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Mary Evelyn Johnson, by Quitclaim Deed from Eva Johnson, unmarried, recorded April 12, 1984 in Book 6269, Page 11, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 165, Amended in Instrument No. 20171127-0120439, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20180222-0017030 and amended in Instrument No. 20190205-0011072.
- Easement for Telecommunications of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 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: **508 Acklen Park Drive, Nashville, Tennessee 37205**.

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 12th DAY OF FEBRUARY, 2019.

Ke Qin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KE QIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2019.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212