This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3896

Karen Johnson Davidson County
Batch# 213054 DEEDWARR
04/02/2019 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20190402-0029916

STATE OF TENNESSEE
COUNTY OF Davidson

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $318,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2019

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wessley Inscoe Melissa Inscoe 2518 Meadowood Drive Nashville, TN 37214	New Owner	084-12-0-043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Lin Family Limited Partnership, a Tennessee limited Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wessley Inscoe and Melissa Inscoe, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 5, Lincoya Hills, as shown by survey and plat appearing in Book 1835, page 91, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The Lin Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed(s) from Sally Van Vliet, Yu-Ling Amber Lin, Carey Lin Patimeteepron, Chin-Cheng Eric Lin, Hsiu-Yu Ellen Lin, Chin-Yoen Steven Lin, Mei-Hui Mai Lin and Ying-Ying Susan Lin, recorded February 24, 2016, of record in Instrument No. 20160224-0017703; Instrument No. 20160224-0017704; Instrument No. 20160224-0017705; and in Instrument No. 20160224-0017706, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3100 Knobdale Road, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2019

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GRANTOR:

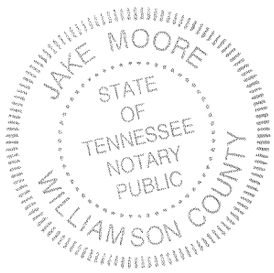
Lin Family Limited Partnership,
a Tennessee limited partnership

By: _____
Yu-Ling Amber Lin, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yu-Ling Amber Lin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the General Partner of Lin Family Limited Partnership, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2019.



_____
Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

