WARRANTY DEED

Karen Johnson Davidson County
Batch# 215930 DEEDWARR
04/10/2019 09:51:03 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00

20190410-0032576

M-VRES-18-1508B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

LANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-06-2020

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)
Ya Ping Wang	**Mortgage Investors Group**	
(NAME)	(NAME)	**092-04-0F-004.00**
20442 Sartell Drive	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Walnut, CA 91789	**Knoxville, TN 37923**	
(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, **DANIEL ORLOWSKI, UNMARRIED AND DANIEL YARBROUGH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YA PING WANG, A MARRIED MAN,** 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 1508B, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1506 Phillips Street of record in Instrument Number 20161207-0128620, as amended in Instrument Number 20180215-0014765, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Orlowski, as to a 50% vested interest and Daniel Yarborough, as to a 50% vested interest by Quitclaim deed from Torque Development Group, LLC of record in Instrument No. 20180207-0012387, as corrected by Scrivener's Affidavit of record in Instrument No. 20180425-0038849 Register's Office for Davidson County, Tennessee, dated February 5, 2018 and recorded on February 7, 2018.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2019 an dsubsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20161207-0128620, as amended in Instrument Number 20180215-0014765, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 58, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1508B Phillips Street, Nashville, Tennessee 37208**.

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 ~~5th~~ 4th DAY OF APRIL, 2019.

Daniel Orlowski

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF ~~DAVIDSON~~ New Haven

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL ORLOWSKI, 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 ~~6th~~ of April, 2019.

Notary Public
My Commission Expires: 11/30/2023
(SEAL)

PAMELA L HUFF
Notary Public, State of Connecticut
My Commission Expires Nov. 30, 2023

Witness my/our hand(s) this the 5th DAY OF APRIL, 2019.

Daniel Yarbrough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL YARBROUGH, 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 5th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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