Karen Johnson Davidson County
Batch# 224613 DEEDWARR
05/01/2019 03:27:41 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20190501-0040573

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190420161**	STATE OF TENNESS COUNTY OF DAVID The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2019. Notary Public My Commission Expires:

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

WARRANTY DEED

Address New Owner: Hao Wu and Li Chen 1916 Lone Oak Circle Nashville TN 37215	Send Tax Bills To:	Tax Information: Tax Parcel ID No. 131-07-0G-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Dean Lawson and Mary Ann Lawson, Co-Trustees of The Lawson Family Personal Residence Trust, dated December 1, 2016,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hao Wu and Li Chen, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No, A, Lot No. 2, of the Lone Oak Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Lone Oak Place Condominiums, of record in Book 10532, Page 124, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10532, page 141, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Lone Oak Place Condominiums, of record in Book 8250, Page 782, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Richard Dean Lawson and Mary Ann Lawson, Co-Trustees of The Lawson Family Personal Residence Trust, dated December 1, 2016 by Quitclaim deed from Richard D. Lawson and wife, Mary Ann Lawson of record in Instrument No. 20161219-0132869 Register's Office for Davidson County, Tennessee, dated December 01, 2016 and recorded on December 19, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 599 and as amended in Book 10247, page 25, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RER-19-1916

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 782, 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 10532, Page 124 and amended in Book 10725, page 412, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 10532, Page 141, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1916 Lone Oak Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of April, 2019.

Richard Dean Lawson and Mary Ann Lawson, Co-Trustees of The Lawson Family Personal Residence Trust UAD December 1, 2016

BY: _____
Richard Dean Lawson, Co-Trustee

BY: _____
Mary Ann Lawson, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Dean Lawson and Mary Ann Lawson, Co-Trustees of The Lawson Family Personal Residence Trust UAD December 1, 2016,with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they executed the same as their free act and deed.

WITNESS my hand, at office, this 26th day of April, 2019.

_____
Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022