WARRANTY DEED

Karen Johnson Davidson County
Batch# 241150 **DEEDWARR**
06/10/2019 03:30:07 PM 2 pgs
Fees: $13.00 Taxes: $523.55

20190610-0055618

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

JM-CR-19-113

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)
Bingwei Liu	**North Alabama Mortgage, Inc.**	
(NAME)	(NAME)	**119-10-0A-113.00-CO**
1321 Busiris Drive	**222 W Alabama St**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Florence, AL 35630**	
(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, **IRENE C. HUNTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BINGWEI LIU, MARRIED,** 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 No. 113, of Prescott Place Condominiums, of record in Book 6200, page 257 and supplemented in Book 6250, Page 537, Register's Office for Davidson County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed of record in Book 6615, page 743 as amended in Book 6639, Page 416 and Book 6779, Page 691, said Register's Office, and the By-Laws of record in Book 6615, page 772, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Prescott Place Condominiums, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Irene C. Hunter, unmarried by Warranty deed from Vivian S. Johnson, unmarried of record in Book 10868, page 729, Register's Office for Davidson County, Tennessee, dated March 27, 1998 and recorded on April 02, 1998.

This conveyance is subject to:
- All matters shown on the plan of record in Book 6200, page 257, supplemented in Book 6250, page 537, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Prescott Place Condominiumsof record in Book 6615, Page 743 amended in Book 6639, page 416 and Book 6679, page 691, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 6773, page 168, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers in Book 4365, page 361 and Book 4366, page 123, Register's Office for Davidson County, Tennessee.
- Metropolitan Housing and Development Agency Affordability Restriction Agreement and Right of First Refusal of record in Book 10868, Page 754, in the 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: **113 Prescott Place, Nashville, Tennessee 37211**.

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 6th DAY OF JUNE, 2019.

Irene C. Hunter by Kimberly P. Hunter, Attorney in fact

Irene C. Hunter by Kimberly P. Hunter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly P. Hunter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of IRENE C. HUNTER, and who acknowledged he/she/they executed the same as the free act and deed of the said IRENE C. HUNTER.

Witness my hand and official seal, this the 6th of June, 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