Karen Johnson Davidson County
Batch# 277135 DEEDWARR
08/28/2019 09:27:25 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20190828-0086626

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4972

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 23rd day of August, 2019

Notary Public
My Commission Expires: 9-6-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Akers 2213 Westview Drive Nashville, TN 37212	New Owner	104-10-0D-006.00-CO

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, **Lan Li, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Akers**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 9-B of , a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Westview Park Condominium of record in Book 6522, Page 493, as amended in Instrument No. 20110614-0045523, as corrected in Instrument No. 20120224-016299, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Master Deed.

Being the same property conveyed to Lan Li, a single woman by Warranty deed from Don Hong and wife, Ying X. Wang of record in Instrument No. 20140721-0064538 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 21, 2014.

This is improved property located at: **2213 Westview Drive, Nashville, TN 37212**

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 22nd day of August, 2019.

GRANTOR:

Lan Li

Republic of Italy
Province of Rome
City of Rome
Embassy of the United States of America
} SS

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary ~~Public~~ of the State and County aforesaid, personally appeared Lan Li, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of August 2019.

EMBASSY OF THE UNITED STATES OF AMERICA ROME

Notary ~~Public~~
My Commission expires: ~~Indefinite~~

Elizabeth Pratt
Vice Consul of the
United States of America