BK 29

Karen Johnson
Batch# 347755
01/23/2020 12:56:18 PM
Fees: $13.00 Taxes: $229.40

Davidson County
DEEDWARR
2 pgs

20200123-0008502

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Affiant

J. BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/22/20
(AFFIX SEAL)

O1

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)
Yiahn Wang and Fen Xia	**New owner**	
(NAME) 3636 Estes Road 385 Shadow Creek Drive	(NAME)	133-15-0A-087.00CO
(ADDRESS) Nashville, TN 37215 Brentwood, TN 37027	(ADDRESS)	
(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, **DLM DEVELOPMENT, INC., A CALIFORNIA CORPORATION**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YIAHN WANG AND FEN XIA**, 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. O-1, together with the appurtenant interest in the common elements of Pagoda Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6111, Page 22, as amended in Book 9445, page 492; and in Book 10458, page 936, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the First Floor and Townhouse Unit Plan, Pagoda Condominium, attached as Exhibit A-2 to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Pagoda Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned plan of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to DLM Development, Inc., A California Corporation, by Warranty Deed from David Highsmith, unmarried, recorded October 17, 2018 in Instrument No. 20181017-0102853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 61, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pagoda Condominium of record in Book 6111, Page 22, Book 9445, Page 492 and Book 10458, Page 936, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6110, Page 98, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6548, Page 125 and Book 8870, Page 923, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20131209-0124879, 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: **320 Welch Road, O-1, 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 17th DAY OF JANUARY, 2020.

DLM Development, Inc., a California corporation

BY: _____
David L. Malone
President

STATE OF TENNESSEE//////KENTUCKY
COUNTY OF DAVIDSON CALLOWAY

Before me, the undersigned Notary Public, personally appeared DAVID L. MALONE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DLM DEVELOPMENT, INC., A CALIFORNIA CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 17th of January, 2020.

_____ Notary ID 578099
Notary Public
My Commission Expires: 04.24.21
(SEAL)

LAUREN BERBERICH NOTARY PUBLIC STATE AT LARGE KY

Rudy Talarico Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212