This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $360,000.00

Affiant

Subscribed and sworn before me this the 27 day of March, 2020.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Wing Yin Tam 1210 N. 7th St. Nashville, TN 37207	Highlands Residential Mortgage, Ltd. 12001 N. Central Expressway, Suite 750 Dallas, TX 75243	071-16-0 233.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, N 7TH STREET RENTAL, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WING YIN TAM, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots 190 and 191, as shown on the Map entitled Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to N 7th Street Rental, LLC, by deed from Debra DiGuglielmo and Susan Shouldis, dated 07/07/2016, of record in Instrument No. 20160725-0076227, as corrected in Instrument No. 20200406-0036432 said Register's Office.

Also being the same property conveyed to Debra DiGuglielmo and Susan Shouldis, as tenants in common, by deed from Michael Pearsall, dated 07/07/2016, of record in Instrument No. 20160725-0076226, said Register's Office.

Also being the same property conveyed to Debra DiGuglielmo, a married woman, and Susan Shouldis, a married woman, and Michael Pearsall by deed from Samuel Hawksley, dated 04/07/2016, of record in Instrument No. 20160412-0034863, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1210 N. 7th St., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 382284 **DEEDWARR**
04/06/2020 03:33:26 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200406-0036433

Witness my hand this the 26 day of March, 2020.

N 7th Street Rental, LLC

Jenny West as Agent

Jenny West as Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jenny West, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the AUTHORIZED AGENT of the within named bargainor, a LLC, and that SHE, as such AUTHORIZED AGENT, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jenny West as such AUTHORIZED AGENT.

Witness my hand and official seal this 26th day of March, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022