THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Yu-Ling Amber Lin
2302 Westbrooke Court
Ann Arbor, MI 48105
SEND TAX BILLS TO:
NEW OWNERS

Karen Johnson Davidson County
Batch# 426247 **DEEDWARR**
06/25/2020 12:16:05 PM 2 pgs
Fees: $13.00 Taxes: $588.30

20200625-0068824

WARRANTY DEED

(Map 117-03-0B; Parcel 121.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ERIKA LYN LARSON, A SINGLE WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **YU-LING AMBER LIN, married** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. H-10 on the Plan of The Villager Condominium Apartments, of record in Plat Book 5200, Page 154, as revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Villager Condominium a horizontal property regime established by Master Deed of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Erika Lyn Larson, a single woman, by Warranty Deed dated August 25, 2014, from Margie Prather FKA Margie Martin, married, recorded August 27, 2014 in Instrument No. 20140827-0077926, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2601 Hillsboro Pike, H-10, Nashville, TN 37212.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 19th day of June, 2020.

Erika Lyn Larson

STATE OF COLORADO)
COUNTY OF DENVER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erika Lyn Larson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2020.

Christopher Nelson
Notary Public

My Commission Expires: August, 16, 2023

(SEAL)

CHRISTOPHER NELSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194031360
MY COMMISSION EXPIRES AUGUST 16, 2023

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of June, 2020.

Notary Public

My commission Expires: June 21, 2022

File No. GTS1-2020-575

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY