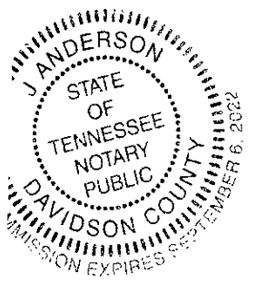
WARRANTY DEED

Karen Johnson Davidson County
Batch# 449652 DEEDWARR
08/04/2020 02:55:48 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13

20200804-0086340

R-BMR-20-1102



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALJE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Ying Liu	**NEW OWNER**	
(NAME)	(NAME)	**082-03-0-099.00**
400 Herron Dr #313		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **KATHERINE UMBERG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YING LIU,** 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 parts of Lots 147 and 148 on the Plan of C. F. Sharpe and W. L. Horn's Second Subdivision of Lindsley, of record in Plat Book 161, Page 53, Registers Office for Davidson County, Tennessee.

Beginning at an iron pin in the West margin of North Second Street; thence with said margin of same, South 6 degrees 29 minutes West 13.16 feet to an iron pin, the beginning of a curve; thence around said curve 15.23 feet to an iron pin, the beginning of a curve; thence around said curve 123.76 feet to an iron pin, the beginning of a curve; thence around bail curve 35.25 feet to an iron pin in the East margin of Alley No. 307; thence with the margin of same North 6 degrees 25 minutes East 98.43 feet to a point: thence South 83 degrees 3 minutes East 145.65 feet to the point of beginning according to survey furnished by John Kohl dated August 30, 1977.

Being the same property conveyed to Katherine Umberg, an unmarried woman by Warranty deed from Michael W. O'Neill of record in Instrument No. 20161122-0123137 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 22, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 161, Page 53, 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: **1102 N 2nd Street, Nashville, Tennessee 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 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 31st DAY OF JULY, 2020.

Katherine Umberg by Laura Mitchell, Atty-in-fact
Katherine Umberg by Laura Mitchell as 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, LAURA MITCHELL, 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 KATHERINE UMBERG, and who acknowledged he/she/they executed the same as the free act and deed of the said KATHERINE UMBERG.

Witness my hand and official seal, this the 31st of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212