THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829309**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $261,000.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2020. Notary Public My Commission Expires: 2-4-23

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 465350 DEEDWARR
08/27/2020 10:00:07 AM 2 pgs
Fees: $13.00 Taxes: $965.70

20200827-0097170

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Yiqi Li 807 18th Avenue South #110 Nashville TN 37203	~~New Owner~~ Keller Mortgage, LLC 4725 Lakehurst Ct. Ste. 400 Dublin, OH 43016	Tax Parcel ID No. 092 16 0C 110.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip M. Emmert, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Yiqi Li, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 110 of 807 Eighteenth Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 807 Eighteenth Avenue, a Horizontal Property Regime, of record in Instrument No. 20041214-0148798 and Amendment recorded in Instrument No(s). 20041216-0149823, 20050504-0050222 and Re-recorded in Instrument No. 20060109-0003220 and Amendment recorded in Instrument No(s). 20051123-0142078, 20070509-0055940 and Resolution recorded in Instrument No. 20080314-0026174, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Parking Space #45 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Phillip M. Emmert, unmarried, by Warranty Deed from Brian G. Tanquilut, unmarried, of record in Instrument No. 20080118-0005964, in the Register's Office of Davidson County, Tennessee, dated January 18, 2008 and recorded on January 18, 2008.

Megan Emmert joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as Spouse of Phillip M. Emmert.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 Eighteenth Avenue Condominium of record in Instrument No. 20041214-0148798, as amended by instrument(s) of record in 20041216-0149823, 20050504-0050222 (being re-recorded in 20060109-0003220), 20051123-0142078, 20070509-0055940; Resolution of Board of Directors recorded in Instrument No. 20080314-0026174; also subject to easements, rights and interests 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 building thereon.

Easement for Boundary Line, recorded in Instrument No. 20050420-0044082.

This is improved property located at 807 18th Avenue South #110 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of August, 2020.

Phillip M. Emmert

Megan Emmert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip M. Emmert and Megan Emmert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2020.

Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024