THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829799**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $272,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2020. Notary Public My Commission Expires: _

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 474967 DEEDWARR
09/14/2020 10:37:13 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20200914-0104357

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yao Z. Lin and Ni Li 7884 Heaton Way Nashville, TN 37211	New Owner	Tax Parcel ID No. 104 04 0E 412.00

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, **Benjamin Kline, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yao Z. Lin and Ni Li, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 412, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, as re-recorded in Instrument No. 20060817-0101760, as amended in Instrument No. 20090624-0058837, in the Register's Office of Davidson County, Tennessee.

Parking Space Number 57 is included as an appurtenance to this unit. 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 Benjamin Kline, a single man, by Quitclaim Deed from Daniel Bess, a married man, of record in Instrument No. 20110607-0043695, in the Register's Office of Davidson County, Tennessee, dated June 06, 2011 and recorded on June 07, 2011.

Said property was never primary marital residence of Grantor.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES PLAN, as recorded in Plat Book 21, Page(s) 87.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOT NO. 18 O.B. HAYS PLAN, as recorded in Plat Book 332, Page(s) 93.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1101 Eighteenth Avenue of record in Instrument No. 20060807-0096688, as re-recorded in Instrument No. 20060817-0101760, as amended by instrument(s) of

record in Instrument No. 20090624-0058837; 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 Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060120-0007524.

Easement for Reciprocal, recorded in Instrument No. 20070926-0114981.

Easement recorded in Instrument No. 20191029-0110668.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060120-0007509.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071010-0120355.

An Application to Combine Parcels recorded in Instrument No. 20060213-0017351.

This is improved property located at 1101 18th Avenue South #412 Nashville TN 37212

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 11th day of September, 2020.

Benjamin Kline

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 11th day of September, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022