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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 200930484**<br><br>Karen Johnson Davidson County<br>Batch# 499979 **DEEDWARR**<br>10/21/2020 01:37:41 PM 2 pgs<br>Fees: $13.00 Taxes: $691.90<br>20201021-0122484 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $187,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 19th day of October, 2020.<br><br>STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

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| Address New Owner:<br>Alyssa R Huff<br>443 Summit Ridge Place<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131-05-0B-443.00-CO |

**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, **Matthew J. Fung-A-Fat, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alyssa R Huff, an unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee being Unit 443, Four Seasons Condominium Development with and undivided percentage interest in Common Elements appurtenant to said unit, as established under Master Deed of record in Book 6841, Page 349, in Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Matthew J. Fung-A-Fat, an unmarried man by Warranty deed from Jennifer Moore Williams and Allan Williams, wife and husband of record in Instrument No. 20150424-0036796 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 24, 2015.

Victoria Fung-A-Fat 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 Matthew J. Fung-A-Fat.

The execution of this instrument is effected by the signature of Matthew J. Fung-A-Fat as Attorney-in-fact for Victoria Fung-A-Fat, which Power of Attorney is recorded in Instrument No. 20201021-0122483, in said Register's office.

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 2021, a lien not yet due and payable.
Subject to all matters shown on the plan of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons of record in Book 6841, Page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.

Charter of Four Seasons Homeowner's Association of record in Book 6855, Page 917, as amended in Book 8176, page 697, in the Register's Office for Davidson County, Tennessee.
By-Laws of Four Seasons attached as Exhibit "C" to the Master Deed of record in Book 6841, page 349 at page 376, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Condominium Site Plan of Four Seasons Condominiums attached as Exhibit "D" to the Master Deed of record in Book 6841, page 349, at page 390, Register's Office for Davidson County, Tennessee.
Engineer's Letter and Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
Easements for ingress and egress of record in Book 6869, Page 157, Book 6869, page 162 , Book 6870, page 966 and Book 7776, page 899, in the Register's Office for Davidson County, Tennessee.
Underground Utility Easement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee.
Easement for ingress/egress & utilities of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
Agreements of record in Book 4821, page 20 and Book 5388, page 503, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 443 Summit Ridge Place Nashville TN 37215

**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 19th day of October, 2020.

Matthew J. Fung-A-Fat

Victoria Fung-A-Fat by Matthew J. Fung-A-Fat as Attorney-in-fact

Victoria Fung-A-Fat by Mathew J. Fung-A-Fat 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, aforesaid, Matthew J. Fung-A-Fat, 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 19th day of October, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew J. Fung-A-Fat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Victoria Fung-A-Fat and that he is authorized by Victoria Fung-A-Fat to execute this instrument on her behalf.

WITNESS my hand, at office, this 19th day of October, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021