THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930643

Karen Johnson Davidson County
Batch# 505304 **DEEDWARR**
10/30/2020 12:48:04 PM 2 pgs
Fees: $13.00 Taxes: $1,886.63

20201030-0126955

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $509,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2020.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew James Fung-A-Fat 6006 Morrow Road, Unit A Nashville TN 37209	New Owner	Tax Parcel ID No. 091-06-0R-001.00 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, **Wesley Nile Williams and Mary Catherine Williams, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew James Fung-A-Fat and Victoria Fung-A-Fat, husband and wife**, ("Grantees"), their 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 "A", as shown on the Plan of Morrow Road Commons, a Horizontal Property Regime, and filed as Exhibit "C" and established by the Declaration of Covenants, Conditions and Restrictions of Morrow Homes, appearing of record in Instrument No. 20150923-0096508, of the Register's Office of Davidson County, Tennessee, references to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to WESLEY NILE WILLIAMS AND MARY CATHERINE WILLIAMS, HUSBAND AND WIFE, by deed from MORROW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160804-0080675 , dated July 29, 2016 , 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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 091-06-0R-001.00 CO.

Restrictive Covenants contained in instrument of record in Instrument No. 20160621-0063013, Instrument No. 20040312-0028553, Book 9489, page 283 and Book 9489, page 284, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150923-0096508, said Register's Office.

This is improved property located at 6006 Morrow Road, Unit A Nashville TN 37209

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 28th day of October, 2020.

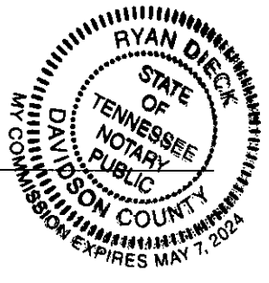
Wesley Nile Williams

Mary Catherine Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley Nile Williams and Mary Catherine Williams, 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 28th day of October, 2020.



Notary Public

My Commission Expires: _____