WARRANTY DEED

R-VRES-11-1803-612

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Butt	SunTrust Mortgage, Inc.	
1803 Broadway St., #612	(NAME) 401 Commerce Street, Ste. 6100	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37219	92-16-D-612.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JIM JIANYUN LIU, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NEIL BUTT , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 612 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM DEVELOPMENT AS SET OUT IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20050517-0055639, AMENDED IN INSTRUMENT NOS. 20060307-0026614 AND 20070615-0071857 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN SAID MASTER DEED, AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO, WHICH BY THIS REFERENCE ARE INCORPORATED HEREIN AND MADE A PART HEREOF.

TOGETHER WITH PARKING STALL # 199

BEING THE SAME PROPERTY CONVEYED TO JIM JIANYUN LIU, AN UNMARRIED MAN BY WARRANTY DEED FROM BRISTOL ON BROADWAY L. P., A TENNESSEE LIMITED PARTNERSHIP, RECORDED ON THE 18TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050818-0098493, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN MASTER DEED RECORDED IN INSTRUMENT NOS. 20050517-0055639, 20060307-0026614 AND 20070615-0071857; CHARTER OF RECORD IN INSTRUMENT NOS. 20030225-0025106, 20030225-0025107, 20071024-0125856 AND 20071024-0125857; AND EASEMENT OF RECORD IN INSTRUMENT NO. 20071113-0132706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO SUBJECT TO URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BS2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476, OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE..

unimproved ( )

This is improved (X) property, known as 1803 Broadway St., #612, Nashville, Tennessee 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20110039170 DEEDWARR
Recvd: 06/30/11 10:23 2 pgs
Fees:13.00 Taxes:654.90

20110630-0050048

Witness my/our hand(s) this 23rd day of June, 2011.

Jim Jianyun Liu by Laura Perry, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of June, 2011, before me personally appeared Laura Perry 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 Jim Jianyun Liu and who acknowledged he/she/they executed the same as the free act and deed of the said Jim Jianyun Liu.

Witness my hand and official seal, this the 23rd day of June, 2011.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903