WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Jonathan A. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20110069733 DEEDWARR
Recvd: 11/04/11 13:38 2 pgs
Fees:13.00 Taxes:888.00

20111104-0086400

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek Chan Huang		
(NAME)	(NAME)	
property	Same	104080M31500CO
(ADDRESS)	(ADDRESS)	
, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Stephen R. Saine, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEREK CHAN HUANG AND WIFE, RUI WU, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Unit 315, and one parking space, the Glen Condominiums, as established under Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument Nos. 20080805-00808551; 20081029-0108159, 20081112-0111695; 20081124-0105726; 20081124-0115172 and 20090224-0016363, Register's Office for 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 Stephen R. Saine, a single person by Warranty Deed from The Nashville Glen, LLC, a Tennessee Limited Liability Company which deed is dated December 29, 2008 and recorded January 5, 2009 as Instrument No. 20090105-0000540, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TERMS AND CONDITIONS SET FORTH IN MASTER DEED FOR THE GLEN CONDOMINIUMS AND ALL AMENDMENTS THERETO AS REFERENCED ABOVE; SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF THE GLEN CONDOMINIUMS OF RECORD IN BOOK 21, PAGE 87, AND, BOOK 4660, PAGE 146 THRU 148; SUBJECT TO ALL EASEMENTS OF RECORD IN INSTRUMENT NO. 20090721-0068095, INSTRUMENT NO. 20070820-0099189, AND INSTRUMENT NO. 20070820-0099330; SUBJECT TO CHARTER OF GLEN CONDOMINIUMS OWNERS ASSOCIATION IN INSTRUMENT NO. 20070628-0077121; SUBJECT TO EASEMENT IN ORDINANCE NUMBER 80-292, ALL REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1706 18th Avenue S, #213, Nashville, TN 37212
(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

Witness my hand this 31st day of October, 2011.

525
64
JH
10A

Stephen R. Saine
Stephen R. Saine

By: Jonathan A. Harris
Jonathan Harris
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Jonathan Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Stephen R. Saine, acting as that person's agent and attorney in fact, and the said Jonathan Harris acknowledged that he executed the foregoing instrument as agent and attorney in fact for Stephen R. Saine for the purposes therein contained.

WITNESS my hand and seal, this 31st day of October, 2011.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115