Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1115

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Steven L. Bradley as Trustee of The Boerner Family Trust, dated September 1, 2005 , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Bingying Han, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain Condominium Apartment in Davdison County, Tennessee, described as follows: Unit Number 13, Building Number B, in The Coach House, (a Condominium), as of record in Book 4675, page 107 said Register's Office, and to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Boerner by deed from Samuel Carlyle Kirk and wife, Linda S. Kirk of record in Book 5632, page 407, Register of Deeds for Davidson County. Said Robert M. Boerner is deceased (D.O.D. July 28, 2011) and by the Last Will and Testament of Robert M. Boerner, admitted to Probate in the Chancery Court for Williamson County, Tennessee, Docket No. P6213, said property was devised to Steven L. Bradley, as Trustee under the Boerner Family Trust dated September 1, 2005.

The undersigned Steven L Bradley certifies that said Trust is currently in existence and is valid, and that said Trust grants to the Trustee the power and authority to sell and convey real property without the joinder of any beneficiaries. Said Trust has not been revoked, modified, or amended in any manner.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 523 Harding Place, #13, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of April, 2013.

X _____

Steven L. Bradley, Trustee of The Boerner Family Trust dated September 1, 2005

BILL GARRETT, Davidson County
Trans:T20130030272 DEEDWARR
Recvd: 04/12/13 14:57 2 pgs
Fees:13.00 Taxes:216.45
20130412-0036642

State of ~~X~~ Pennsylvania )
County of ~~X~~ Allegheny

On this 2nd day of April, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steven L. Bradley, Trustee, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X
Notary Public

My Commission Expires: 9-26-15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Erin Elizabeth Long, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 26, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 58,500.00.

Affiant

Sworn and subscribed before me on this the 2nd day of April, 2013.

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
Bingying Han
523 Harding Place, #13
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
147-2-A-13