Davidson County DEEDWARR
Recvd: 03/20/14 10:41 5 pgs
Fees:28.00 Taxes:599.40
20140320-0022962

Commitment Number: 408592

After Recording Return To:
Ji Huang and **Ping Tian**
251 Hillsboro Pl, Nashville, TN 37215

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Ji Huang and **Ping Tian**, 251 Hillsboro Pl, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117-03-0D-251.00

GENERAL WARRANTY DEED

Min Xu,unmarried who acquired title as married, hereinafter grantor, whose mailing address is 3164 Hillsboro Pike Nashville TN 37215 for $162,000.00 (One Hundred Sixty Two Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Ji Huang** and **Ping Tian**, hereinafter grantees, whose tax mailing address is **251 Hillsboro Pl, Nashville, TN 37215**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 251 OF THE HILLSBORO STATION CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR HILLSBORO STATION CONDOMINIUMS, OF RECORD IN BOOK 6740, PAGE 37, AND IN BOOK 8140, PAGE 689, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 6740, PAGE 45, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE

INTEREST, IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF HILLSBORO STATION CONDOMINIUMS, OF RECORD IN BOOK 6250, PAGES 751,752, AND 753, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.
BEING THE SAME PROPERTY CONVEYED TO DANNY BRICE ROBERTS, UNMARRIED, BY WARRANTY DEED DATED MARCH 25, 1993, FROM BARBARA J.MOORE, UNMARRIED OF RECORD IN BOOK 8901, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Property Address is: 251 Hillsboro PL, Nashville, TN 37215

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **20031124-0170821**

Executed by the undersigned on 12-20, 2013:

Min Xu

Min Xu

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 20 Dec., 2013 by **Min Xu** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/(her) signature was his/(her) free and voluntary act for the purposes set forth in this instrument.

Notary Public

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My comm. expires October 19, 2014

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $162,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of December, 2013.

Affiant

Min Xu
Print Name

(Seal)

Notary Public

My commission expires:

My comm. expires October 19, 2014

Sheila A. Walker
Print Name

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WFG Lender Services, LLC

COMMITMENT

EXHIBIT "A"

LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 251 OF THE HILLSBORO STATION CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR HILLSBORO STATION CONDOMINIUMS, OF RECORD IN BOOK 6740, PAGE 37, AND IN BOOK 8140, PAGE 689, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOCK 6740, PAGE 45, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST, IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF HILLSBORO STATION CONDOMINIUMS, OF RECORD IN BOOK 6250, PAGES 751, 752, AND 753, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO MIN XU, MARRIED FROM DANNY BRICE ROBERTS, UNMARRIED BY WARRANTY DEED DATED 11/13/2003 AND RECORDED 11/24/2003 AS INSTRUMENT NUMBER 20031124-0170821 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

P.I.D#: **117-03-0D-251.00**

NOTE: This commitment consists of insert pages labeled Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

True Copy Certification

I, Stacy Pierce, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stacy Pierce
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, ~~[Name of Notary]~~ Shannon McIntyre, a notary public for this county and state, ~~[name of person making certification]~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Stacy Pierce

Shannon McIntyre
Notary's Signature

My Commission Expires: 06/18/2016
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon McIntyre, Notary Public
Collier Twp., Allegheny County
My Commission Expires June 18, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES