Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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...ood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14030463

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $205,000.00.

Hau Lan Wing
Affiant

Subscribed and sworn to before me, this 2nd day of May, 2014.

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: SEPTEMBER 6, 2014

BILL GARRETT, Davidson County
Trans:T20140031026 DEEDWARR
Recvd: 05/06/14 09:24 2 pgs
Fees:13.00 Taxes:758.50
20140506-0038366

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hau Lan Chan Wing and Yung-Tsang Wing 211 Hillsboro Place, Unit 211 Nashville TN 37215	Hau Lan Chan Wing 2033 Lombardy Ave Nashville, TN 37215	Tax Parcel ID No. 117-03-0D-211.00-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, **Stephen Galloway, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hau Lan Chan Wing and Yung-Tsang Wing, Husband and Wife**, ("Grantees"), its 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 211 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, pages 751 through 753, inclusive, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37, said Register's Office.

Being the same property conveyed to C. Stephen Galloway, unmarried by deed from The Parthenon Group, a Tennessee general partnership of record in Book 10156, page 235, Register's Office for Davidson County, Tennessee, dated August 12, 1996 and recorded on August 14, 1996.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 751 through 753, inclusive, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6740, Page 37, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of

the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 6740, Page 45, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 6747, Page 6, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Book 8140, Page 689, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 6595, Page 58, Book 3531, pages 576 and 592 and Book 4633, page 464, in the Register's Office for Davidson County, Tennessee.
Agreement of record in Book 6629, Page 452, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10156, Page 235, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 211 Hillsboro Place, Unit 211 Nashville TN 37215

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 1 day of May, 2014.

Stephen Galloway

STATE OF TEXAS)
COUNTY OF DENTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Galloway, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of May, 2014.

Notary Public
My Commission Expires: 9/30/2017

CARLOS ALFREDO MARTINEZ JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-30-17