BILL GARRETT, Davidson County
Trans:T20140066001 DEEDWARR
Recvd: 09/04/14 15:30 2 pgs
Fees:13.00 Taxes:120.25

20140904-0081189

# Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2014.

Carmen Coats
Notary Public

My commission expires:

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Hao Wu | New Owner | |
| 550 Harding Place, B-112 | | 147-02-0-B-032.00 CO |
| Nashville, TN 37211 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HARDING PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAO WU, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 B-112, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, as amended, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property previously conveyed to Alex Schauffert by Warranty Deed from Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo of record in Instrument No. 20051021-0127473 Register's Office for Davidson County, Tennessee, dated October 13, 2005 and recorded on October 21, 2005.

Being the same property conveyed to Harding Properties, LLC by Warranty Deed from Alex Schauffert of record in Instrument No. 20121105-0101503 Register's Office for Davidson County, Tennessee, dated October 3, 2012 and recorded on November 5, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

**This is improved property known as 550 Harding Place, B-112, 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of August, 2014.

***Harding Properties, LLC, a Colorado Limited Liability Company***

By: _____
Name: Jonathan W. Mills
Title: Sole Member

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan W. Mills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Harding Properties, LLC, a Colorado Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of August, 2014.

_____
Notary Public

My Commission Expires: July 22, 2017

JESSICA MCGAUGHY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134046262
My Commission Expires July 22, 2017