WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034391 DEEDWARR
Recvd: 05/05/15 11:19 2 pgs
Fees:13.00 Taxes:277.50
20150505-0040736

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2015.

GREG FAIRBETTER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jian Huang	Jian Huang	108-03-0A-049.00-CO
(NAME)	(NAME)	
2810 Bransford Avenue, Suite A	2810 Bransford Avenue, Suite A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **SEAN E. COLVARD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TING-LONG LIN, TING-KUO LIN, CHEN-I LIN, YUAN-SHIN LIN, AND SUSIE I-CHING LIN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit and Lot No. 29, Unit No. 49, in a Horizontal Property Regime, as shown on the condominium site plan of Phase Two, Section Three, Patio Villa, as of record in Plat Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Lora J. Colvard and Michelle R. Alessio by deed of record as Instrument No. 20070625-0075422, said Register's Office. Michelle R. Alessio having since conveyed her interest to Lora J. Colvard by Quitclaim Deed of record as Instrument No. 20120917-0084492, said Register's Office. And being further conveyed to Sean E. Colvard, unmarried, by Quitclaim Deed of record as Instrument 20140325-0024557, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	915 Patio Drive		Nashville, TN 37214		
		(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16 day of Apr. 7, 2015.

Sean E. Colvard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sean E. Colvard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of April, 2015.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

Notary Public