WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047707 DEEDWARR
Recvd: 06/16/15 11:07 2 pgs
Fees:13.00 Taxes:813.63
20150616-0057146

B-BM-15-1803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robin T. Wray Living Trust	New owner	
(NAME)	(NAME)	**092-16-0D-516.00-C O**
1803 Broadway, Apt 516		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARKUS BIERL AND HUI CHEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBIN T. WRAY AND CODY KRIST WRAY, TRUSTEES OF ROBIN T. WRAY LIVING TRUST,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 516 of The Bristol on Broadway, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Bristol on Broadway, a Condominium Development of record in Instrument Number 20050517-0055639, amended at Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Markus Bierl and Hui Chen, husband and wife by Warranty deed from Mark T. McGraw, unmarried and Whitney R. Duncan, unmarried of record in Instrument No. 20091002-0091735 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 02, 2009.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway, a Condominium Development of record in Instrument Number 20050517-0055639 as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Condominium Association , Inc. of record in Instrument Number 20071024-0125856, and corrected in Instrument No. 20071024-0125857, in the Register's Office for DavidsonCounty, Tennessee.
- Limited Easement of record in Instrument Number 20071113-0132706, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of record in Instrument Number 20030225-0025106 and Instrument No. 20030225-0025107, in the

Register's Office for DavidsonCounty, Tennessee.
- Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476 of record in Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway, Apt 516, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 12th DAY OF JUNE, 2015.

MARKUS BIERL BY T. ATTORNEY IN FACT

Markus Bierl by Tomasz Orzechowski,
Attorney in Fact

HUI CHEN BY T. ATTORNEY IN FACT

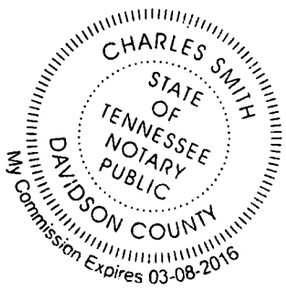
Hui Chen by Tomasz Orzechowski,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tomasz Orzechowski, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARKUS BIERL AND HUI CHEN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARKUS BIERL AND HUI CHEN.

Witness my hand and official seal, this the 12th of June, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212