BILL GARRETT, Davidson County
Trans:T20150055136 DEEDWARR
Recvd: 07/08/15 13:15 2 pgs
Fees:13.00 Taxes:316.35
20150708-0066240

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1587

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fenghui Yao 221 Burlington Place Nashville, TN 37215	New Owner	147-2-A-16.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $85,500.00

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Frank C Curran and Jennifer Curran, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Guifeng Shao and Fenghui Yao, wife and husband,** 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 apartment situated in Davidson County, Tennessee, being known as **Unit/Apt No. 16, Building B,** on the Plan of The Coach House Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., Tennessee Code Annotated, (formerly contained in Chapter 27, Title 64 of the Tennessee Code Annotated) and as amended in Tennessee Code Annotated , and as established by a Master Deed and By-Laws, of record in Book 4809, page 829, and as Amended by Instruments of record in Book 4813, page 964, and in Book 5100, page 894, 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 said Master Deed. Reference is hereby made to the Plat of The Coach House Condominiums, of record in Book 4675, page 107, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Frank C. Curran and wife, Jennifer C. Curran by Warranty Deed from Raywina Millraney and husband, Luther L. Millraney, heirs of the Estate of Sheri Rai Millraney, f/k/a Sheri R. Zoner, dated May 3, 2013, recorded May 6, 2013, of record in Instrument No. 20130506-0045385, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20130506-0045384, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **523 Harding Place #16, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 7th day of July, **2015.**

GRANTOR(S)

Frank C Curran

Jennifer Curran

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Frank C Curran and Jennifer Curran** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 7 day of July, **2015.**

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission Expires: