THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2085

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hui Cai Jie Wu 3343 Golf Club Lane Nashville, TN 37215	Highlands Residential Mortgage, LTD 12001 N. Central Expressway, Suite #750 Dallas, TX 75243	117-07-0K-022.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M152085

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $281,000.00

Hui Cai
Affiant

Subscribed and sworn to before me, this the 15th day of December, 2015.

Jessica Lascelle
Notary Public

My Commission Expires
(Affix Seal)

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans: T20150106647 DEEDWARR
Recvd: 12/17/15 13:35 2 pgs
Fees: 13.00 Taxes: 1039.70
20151217-0127053

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 **Mark G. Thienel and wife, Danielle E. Thienel,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hui Cai and Jie Wu, husband and wife,** 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 condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. 3343 on the plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record at Plat Book 9700, page 293, and as described in the Master Deed as of record in Book 10283, page 431, as amended in Instrument No. 20040616-0071447; Instrument No. 20050105-0001979; and in Instrument No. 20050330-0034571, Register's Office for Davidson County, Tennessee, which all references are hereby made and the same are incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Mark G. Thienel and wife, Danielle E. Thienel by Warranty Deed from Crestmoor Properties, a Tennessee general partnership, dated November 22, 2004, recorded November 29, 2004, of record in Instrument No. 20041129-0141450, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3343 Golf Club Lane, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said 2015 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to Grantors 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 **15th** day of **December, 2015.**

GRANTOR(S)

Mark G. Thienel

Danielle E. Thienel

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 **Mark G. Thienel and Danielle E. Thienel** 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 **15th** day of **December, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016