WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160006732 DEEDWARR
Recvd: 01/26/16 11:32 2 pgs
Fees:13.00 Taxes:355.20
20160126-0007419

B-SR-15-5510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(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)
Fenghui Yao and Guifeng Shao	**New owner**	
(NAME)	(NAME)	**162-09-0A-061.00-CO**
221 Burlington Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **DANIEL H. OTTEN AND WIFE, SUSAN K. OTTEN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FENGHUI YAO AND GUIFENG SHAO, HUSBAND AND WIFE,** 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 apartment in Davidson County, being Townhouse No. 61, Building Number 9, on the plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 133, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference. There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Hickory Valley Condominiums, Phase 2, as said areas are set fourth and defined in Master Deed of record in Book 4659, Page 32 and in Book 4937, page 249, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more particulars.

Being the same property conveyed to Daniel H. Otten and wife, Susan K. Otten by Warranty deed from Kathy L. Provance, Trustee of the Diane P. Fyke Trust, beneficiary of the Estate of Diane Fyke, deceased of record in Instrument No. 20070717-0085164 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 17, 2007.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 133, 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 Hickory Valley Condominiums of record in Book 4521, Page 574, Book 4659, Page 32, Book 4937, Page 429 and Book 5001, Page 394, Register's Office for Davidson County, Tennessee.
- Terms regarding the Hickory Valley Condominiums, Phase 2 Association Fines, of record in Instrument No. 20140613-0051943, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee.
- Easement for Access and Maintenance of record in Book 1412, Page 979, Book 5606, Page 663 and Book 7497, Page 740, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20130517-0050050, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5510 Country Drive, Unit 61, Nashville, Tennessee 37211-6476**.

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 25th DAY OF JANUARY, 2016.

Daniel H. Otten by John Gleaves,
Attorney in Fact

Susan K. Otten by John Gleaves,
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, JOHN GLEAVES, 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 DANIEL H. OTTEN AND SUSAN K. OTTEN, and who acknowledged he/she/they executed the same as the free act and deed of the said DANIEL H. OTTEN AND SUSAN K. OTTEN.

Witness my hand and official seal, this the 25th of January, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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