WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160020698 DEEDWARR
Recvd: 03/14/16 14:16 2 pgs
Fees:13.00 Taxes:249.75
20160314-0024082

G-CL-16-617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/18

(AFFIX SEAL)

MARY FRANCES BUOY NOTARY PUBLIC STATE OF TENNESSEE 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)
Jian Huang	Jian Huang	
(NAME)	(NAME)	
617 Longhunter Court	2810 Bransford Ave. Suite B	**135-08-0A-617.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-3703	Nashville. TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUSTIN H. MARRS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIAN HUANG AND SUSIE LIN, HUSBAND AND WIFE** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Lot #617, on the Plan of Tract No. 19 Site Plan, Nashboro Village Nineteen Condominiums, as established by Master Deed of record in Book 5333, Page 957, and as shown on the plan of record in Book 5200, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Austin H. Marrs, unmarried by Warranty deed from Bryan J. Hutchins and Brooke P. Hutchins, husband and wife of record in Instrument No. 20151211-0125051 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 11, 2015 Being the same property conveyed to Bryan J. Hutchins and Brooke P. Hutchins, husband and wife by Warranty deed from Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1 of record in Instrument No. 20150811-0080371 Register's Office for Davidson County, Tennessee, dated August 05, 2015 and recorded on August 11, 2015 Being the same property conveyed to Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1 by Substitute Trustee's deed from Jason S. Mangrum, J. P. Sellers, Lori Liane Long, Substitute Trustee of record in Instrument No. 20150414-0032743 Register's Office for Davidson County, Tennessee, dated April 14, 2015 and recorded on April 14, 2015. Being the same property conveyed to Tomeka Toles, unmarried by Warranty deed from Joseph Vonno Ladd, II and wife, Melanie R. Ladd of record in Instrument No. 20051104-0134250 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 04, 2005.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Nineteen Condominiumsof record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Supplemental in Book 5469, Page 540, Register's Office for Davidson County, Tennessee.
- Charter of Nashboro Village Nineteen Homeowner's Association of record in Book 5344, Page 959 and Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Nashboro Village Nineteen of record in Book 5333, Page 999, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Nashboro Village Homeowner's Association of record in Book 8524, Page 546, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Instrument Number 20001031-0108075, in the Register's Office for DavidsonCounty, Tennessee.

- Restrictions of record as Instrument Number 20051104-0134250 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 Longhunter Court , Nashville, Tennessee 37217-3703**.

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 11th DAY OF MARCH, 2016.

Austin H. Marrs

Austin H. Marrs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN H. MARRS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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