WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans: T20160045318 DEEDWARR
Recvd: 05/31/16 09:11 2 pgs
Fees: 13.00 Taxes: 906.50

20160531-0054100

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)
Rich Laut and Judith Laut	**NEW OWNER**	
(NAME)	(NAME)	**104-08-0M-208.00-CO**
47237 Tania Ct.		
(ADDRESS)	(ADDRESS)	
Plymouth, MI 48170		
(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, **SHU-LING LIAO AND HUSBAND, TZU-YI YANG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICH LAUT AND JUDITH LAUT, 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 Unit 208, The Glen Condominiums, as established under Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Shu-ling Liao and husband, Tzu-Yi Yang by Warranty deed from Larkin Montgomery Rollins, married of record in Instrument No. 20120723-0064416 Register's Office for Davidson County, Tennessee, dated July 12, 2012 and recorded on July 23, 2012.

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 21, Page 87, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page (s) 146 through 148, inclusive, 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 The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee.
- Charter of The Glen Condominium Association, Inc. of record in Instrument Number 20070628-0077121, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to all matters shown on the Site and Floor Plan attached as Exhibit "B" to the Master Deed for The Glen Condominiums, of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124- 0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070820-0099189, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070820-0099330, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville of record in Instrument Number 20090712-0068095, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1706 18th Avenue South #109, Nashville, Tennessee 37212-3175**.

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 24th DAY OF MAY, 2016.

Shu-Ling Liao

Tzu-Yi Yang

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHU-LING LIAO, 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 24th of May, 2016.

Notary Public
My Commission Expires: Jun 17, 2019
(SEAL)



STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TZU-YI YANG, 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 24th of May, 2016.

Notary Public
My Commission Expires: Jun 17, 2019
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RETURN TO:
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Nashville, TN 37212