BILL GARRETT, Davidson County
Trans:T20160045930 DEEDWARR
Recvd: 06/01/16 10:09 2 pgs
Fees:13.00 Taxes:296.00

20160601-0054858

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

State of Tennessee
County of ~~Williamson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26th~~ 31st day of May, 2016

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Guo L. Sun	NEW OWNER	147-03B-057
(NAME)	(NAME)	
370 Wallace Road, #311		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hani M.S. Hindiyeh and Fawzieh F. Abuzer, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Guo L. Sun,** 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. E-11, Southern Hills Condominium, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6594, Page 502, as amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as forth in Exhibit to said Master Deed.

Being the same property conveyed to Hani M.S. Hindiyeh and Fawzieh F. Abuzer, husband and wife, by deed of record in Instrument No. 20160419-0037683 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 370 Wallace Road, #311, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 25th day of May, 2016.

Hani M.S. Hindiyeh

Fawzieh F. Abuzer

State of
County of

Personally appeared before me Hani M.S. Hindiyeh and Fawzieh F. Abuzer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of May, 2016.

JULIO KULUNGU
Notary Public
Commonwealth of Massachusetts
My Commission Expires Dec. 30, 2022

Notary Public
My Commission Expires: _____

File No.: 10913

JULIO KULUNGU
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES DEC 30, 2022