BILL GARRETT, Davidson County
Trans:T20160055411 DEEDWARR
Recvd: 06/29/16 11:06 2 pgs
Fees:13.00 Taxes:157.25
20160629-0066323

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1894

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jing Shao 2725 Marilyn Court Murfreesboro, TN 37211	NEW OWNER	147020B03200CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$42,500.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

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

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, **Hai LLC,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jing Shao,** 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:

Land in Davidson County, Tennessee, being Unit B-112, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, as amended, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed by Quitclaim Deed from Hao Wu to Hai LLC, as recorded on the 1st day of April, 2015 in Instrument No. 20150401-0028354; Warranty Deed from Harding Properties, LLC, a Colorado Limited Liability Company to Hao Wu, unmarried, as recorded on the 4th day of September, 2014 in Instrument No. 20140904-0081189 and part of Warranty Deed from Alex Schauffert to Harding Properties, LLC, as recorded on the 5th day of November, 2012 in Instrument No. 20121105-0101503, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **550 Harding Place, Unit B112, Nashville, TN 37211**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee 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.

WITNESS our hands on the **22nd** day of **June, 2016**.

Hai, LLC

By: _____
Christopher Corriveau, Authorized Signor

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 **Christopher Corriveau**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Signor** of **Hai, LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such **Authorized Signor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee limited liability company by himself as **Authorized Signor**.

Witness my hand and Official Seal this the **22nd** day of **June, 2016**.

_____
Notary Public
My Commission Expires:

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