Box# 14
G#28675-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160058792 DEEDWARR
Recvd: 07/11/16 11:09 2 pgs
Fees: 13.00 Taxes: 473.60
20160711-0070582

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2016.

Notary Public

My commission expires: 07.03.2017

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY — CAL W. HOWELL — My Commission Expires 07.03.17

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jian Huang **Susie I. Ching Lin**	**"New Owner"**	**Map 135-16-0-B Parcel 142-00co**
688 Flintlock Court	**2810 Bradsford Ave**	
Nashville, TN 37217	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Adam Taylor Blackwell and wife, Lauren Deloach Blackwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jian Huang and wife, Susie I. Ching Lin

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 No. 142, on the Plan of Woodbridge at Nashboro Village, Nashboro Village-Tract 11, a Planned Unit Development, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to Adam Taylor Blackwell, unmarried, by Deed from W. Scott Visor and wife Shaundra Dunn Visor, dated August 29, 2005, of record in Instrument No.20050907-0107583, Register's Office for Davidson County, Tennessee.

Lauren DeLoach Blackwell, spouse of the above named Adam Taylor Blackwell, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any martial rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20021120-0143949, said Register's Office;
2) Declaration of Covenants, Conditions and Restrictions of Woodbridge at Nashboro Village, of record in Instrument No. 20021104-0134724, and amended in Instrument No. 20030610-0080281, amended in Instrument No. 20050520-0056888, Register's Office for Davidson County, Tennessee;
3) By-Laws of Woodbridge at Nashboro Village Homeowners' Association, Inc. of record in Instrument No. 20021106-0136459, Register's Office for Davidson County, Tennessee;
4) Charter of Woodbridge at Nashboro Village Homeowners' Association, Inc. of record in Instrument No. 20021106-0136458, Register's Office for Davidson County, Tennessee;
5) Memorandum of Lease by and between WDN Properties, Ltd., and Web Service Company, Inc., of record in Book 10690, Page 327,Register's Office for Davidson County, Tennessee;
6) All matters shown on the Revised Plan of Nashboro Village Open Space and Recreational Areas, of record in Book 4860, Page 72 thru 76, Register's Office for Davidson County, Tennessee;
7) All matters shown on the Boundary Plat of Tract No. 11 of Nashboro Village of record in Book 4660, Page 157, Register's Office for Davidson County, Tennessee;
8) Grant of Overhead Line Easements of record in Book 4821, Page 105, and in Book 4821, Page 111, Register's Office for Davidson County, Tennessee;
9) Golf Cart Path Easement of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee;
10) Storm Water Detention Agreement of record in Instrument No. 20020820-0100403, Register's Office for Davidson County, Tennessee;
11) Conveyance of Common Area to Woodbridge at Nashboro Village Homeowner's Association, Inc., of record in Instrument No. 20021120-0144369, Register's Office for Davidson County, Tennessee;
12) Design Standards for Nashboro Village Tract 11 of record in Instrument No. 20020507-0056331, Register's Office for Davidson County, Tennessee;
13) Facts which would have been disclosed by a comprehensive survey of the premises herein described;

14) Rights and claims of parties in possession;
15) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantees herein;

This is Improved (__X__) Unimproved (____) property, known as **688 Flintlock Court, Nashville, TN 37217**

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 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 hand(s) this **7th** day of **July, 2016.**

Adam T Blackwell
Adam Taylor Blackwell

Lauren D. Blackwell
Lauren Deloach Blackwell

STATE OF Kentucky)
COUNTY OF Harrison)

Personally appeared before me, a Notary Public of said County and State, **Adam Taylor Blackwell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 **th** day of **July, 2016.**

Donna H Martin
Notary Public

My Commission Expires: 10/14/17

STATE OF Kentucky)
COUNTY OF Harrison)

Personally appeared before me, a Notary Public of said County and State, **Lauren DeLoach Blackwell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 **th** day of **July, 2016.**

Donna H Martin 49908
Notary Public

My Commission Expires: 10/14/17

