G-28479-5

Box-14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059246 DEEDWARR
Recvd: 07/12/16 09:05 2 pgs
Fees: 13.00 Taxes: 2941.50
20160712-0071066

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $795,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

My commission expires:

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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
1809 Graybar Lane, LLC, a Tennessee limited liability company	**"New Owners"**	**117-11-0-061.00**
4025 Wallace Lane		
Nashville, TN 37215		

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,

Susie I. Ching Lin and spouse, Jian Huang

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

1809 Graybar Lane, LLC, a Tennessee limited liability company

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 Lot No. 1, on the Plan of Resubdivision of Lot 13 Glen Echo Subdivision, of record in Book 4660, Page 195, 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 the same property conveyed to Susie I. Ching Lin and spouse, Jian Huang, by Warranty Deed from Albert M. Lucas, Jr., Dean B. Lucas, Robert S. Lucas, Kristy L. Edwards, Monica Lucas, Forrest Daniel Edwards and Lauren Michelle Edwards, of record in instrument 20050330-0034637, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Susie I. Ching Lin, pursuant to a Power of Attorney executed by her on the 29th day of June, 2016, of record in Instrument No. 20160712.0071065, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:
(1) The Plan of record as shown in Book 4660, Page 195, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Restrictive Covenants contained in instrument of record in Record Book 1490, Page 201, said Register's Office.

(3) Right-of-way Agreement to Nashville Gas Company, of record in Book 7757, Page 196, said Register's Office.

(4) Easement in Book 1196, Page 161, said Register's Office.

(5) Easement for construction and maintenance of a driveway, garage, fencing and landscape of record in Instrument No. 20030703-0092530, said Register's Office.

(6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years not yet due and payable.

This is improved property, known as **1809 Graybar Lane, Nashville, TN 37215**

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 **30th** day of **June, 2016.**

Susie Ching by Jian Huang
Attorney-in-fact

Susie I. Ching Lin
By: Jian Huang, Attorney-in-Fact

Jian Huang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2016.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Jian Huang**, 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 Attorney-In-Fact for **Susie I. Ching Lin**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Susie I. Ching Lin**, for the purpose therein contained, by signing the name of **Susie I. Ching Lin**, by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2016**.

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: