BILL GARRETT, Davidson County
Trans:T20160059492 DEEDWARR
Recvd: 07/12/16 12:45 2 pgs
Fees:13.00 Taxes:1268.66

20160712-0071311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,680.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 8TH DAY OF JULY, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
215 Havendale Parkway, Ste. 101
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiao Guan, a single man	Tiao Guan (NAME)	09160D50600CO
4161 Outer Drive (ADDRESS)	4161 Outer Dr. (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Angali J. Vyas, a married woman and Indrajit C. Vyas, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tiao Guan, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LYING AND BEING LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING UNIT 506 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM, BEING A PORTION OF LOTS NOS. 142 AND 143 ON THE PLAN OF THE BOYD ADDITION TO NASHVILLE RECORDED DECEMBER 21, 1857, IN BOOK 21, PAGE 39, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO ALTA/ACSM AS-BUILT SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED OCTOBER 4, 2002, UPDATED ON FEBRUARY 14, 2003. TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FOR IN THE MASTER DEED FOR THE BRISTOL ON BROADWAY, A CONDOMINIUM, RECORDED UNDER NUMBER 20050517-0055639, SAID MASTER DEED AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO BEING BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE INTEREST HEREIN CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED. 80% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUM.

TOGETHER WITH TWO PARKING STALLS #160 AND 161.

BEING THE SAME PROPERTY CONVEYED TO ANGALI J. VYAS, AN UNMARRIED WOMAN, AND INDRAJIT C. VYAS, A UNMARRIED MAN, BY DEED FROM BRISTOL ON BROADWAY L. P. ; A TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20050809-0094351, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

NAYANA I. VYAS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF INDRAJIT C. VYAS, PURSUANT TO DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20160712-0071310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1803 Broadway #506, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 hand(s) this 8th day of July, 2016.

Anjali J. Vyas

Indrajit C. Vyas

By: _____
Nayana I. Vyas

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anjali J. Vyas, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2016.

Notary Public

My Commission Expires: 5/21/19

CARMEN S. BERNABE
Notary Public - State of Florida
Commission # FF 220593
My Comm. Expires May 21, 2019
Bonded through National Notary Assn.

(SEAL)

STATE OF Florida

COUNTY OF Orange

On this 8th day of July, 2016, before me, a Notary Public, in and for said County and State, personally appeared Nayana I. Vyas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Indrajit C. Vyas, acknowledged that such person executed the same as the free act and deed of the said Indrajit C. Vyas.

Witness my hand and official seal, this the 8th day of July, 2016.

Notary Public

My commission expires: 5/21/19

CARMEN S. BERNABE
Notary Public - State of Florida
Commission # FF 220593
My Comm. Expires May 21, 2019
Bonded through National Notary Assn.

(Seal)