Box 14

BILL GARRETT, Davidson County
Trans: T20160059760 DEEDWARR
Recvd: 07/13/16 08:45 2 pgs
Fees: 13.00 Taxes: 876.90
20160713-0071514

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Box# 14
G# 28474-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $237,000.00. Affiant Subscribed and sworn to before me, this the 11th day of July, 2016. Notary Public My commission expires: 7/8/2019 (AFFIX SEAL)

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 L Ching Lin	"New Owner"	Map 117-03-0-C Parcel 116.00co
116 Hillsboro Place	2810 Bradsford Ave	
Nashville, Tennessee 37215	Nashville, Tennessee 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, I,

Teresa E. Gruss, Trustee, of the Teresa E. Gruss Family Living Trust, dated May 16, 2007

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.116, on the Plan of Hillsboro Place Condominiums , of record in Book 5200, Page 725 , amended in Book 5200, Page 757 and 758, 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 Teresa Ellen Gruss, by Warranty Deed from Charles W. Redden and Mary Britt Redden, husband and wife, dated June 14, 2000 of record in Instrument No. 20000621-0061767, Register's Office for Davidson County, Tennessee.

THE said Teresa Ellen Gruss, having conveyed the property to Teresa E. Gruss, Trustee, of the Teresa E. Gruss Family Living Trust under agreement dated 12/11/2008, by Quitclaim Deed dated March 6, 2009, of record in Instrument No. 20090317-0023867, Register's Office for Davidson County, Tennessee. The date of the Teresa E. Gruss Family Living Trust stated in the Quitclaim Deed was in error and should have been May 16, 2007.

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

1) All matters shown on the Plan of record in Book 5200, Page 725, amended in Book 5200, Page 757 and 758, said Register's Office;
2) Master Deed of Hillsboro Place Condominiums, of record in Book 6244, Page 394, and as amended in Book 6285, Page 209, Register's Office for Davidson County, Tennessee;
3) Charter of Hillsboro Place Homeowner's Association of record in Book 6265, Page 260,Register's Office for Davidson County, Tennessee;
4) Storm Water Detention Agreement of record in Book 6128, Page 852, Register's Office for Davidson County, Tennessee;
5) By-Laws of Hillsboro Place Homeowner's Association, Inc., of record in Book 6244, Page 405, Register's Office for Davidson County, Tennessee;
6) Anchor Easement in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5870, Page 33, Register's Office for Davidson County, Tennessee;
7) Easement for sanitary sewer of record in Book 3531, Page 592, Register's Office for Davidson County, Tennessee;
8) Easement for access roads or driveways and for parking of record in Book 4240, Page 209, and Book 5221, Page 681, Register's Office for Davidson County, Tennessee;
9) Permanent easements for the construction and maintenance of underground sanitary sewers of record in Book 4633, Page 468, and in Book 4653, Page 915, Register's Office for Davidson County, Tennessee;
10) 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 116 Hillsboro Place, 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 11th day of July, 2016.

Teresa E. Gruss, Trustee, of the Teresa E. Gruss Family Living Trust, dated May 16, 2007

mn

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~) Grantor

Personally appeared before me, a Notary Public of said County and State, Teresa E. Gruss, Trustee of the Teresa E. Gruss Family Living Trust, dated May 16, 2007, the within named seller, 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 at Nashville, Tennessee, this 11th day of July, 2016.

Evelyn A Lang
Notary Public

My Commission Expires: 1-31-2020

EVELYN A. LANG
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2020