HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires February 25, 2020	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $352,000.00. X JAT Affiant Subscribed and sworn to before me, this the 18th day of November, 2016. Notary Public My commission expires: 2/25/20

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans: T20160102853 DEEDWARR
Recvd: 11/21/16 13:42 2 pgs
Fees: 13.00 Taxes: 1302.40
20161121-0122711

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jean Anne Tipps	**Pinnacle Bank**	**104-08-0M-315.00-CO**
1706 18th Ave. S. Suite 213	**150 3rd Ave. South, Suite 900**	
Nashville, TN 37212	**Nashville, TN 37201**	

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

Derek Chan Huang and wife, Rui Wu

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jean Anne Tipps, unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 315, and one parking space, the Glen Condominiums, as established under Master Deed of record in Instrument No. 20070904-0105726, amended in Instruments Nos. 20080805-00808551; Instrument No. 20081029-0108159; Instrument No. 20081112-0111695; Instrument No. 20081124-0105726; Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said Unit.Being the same property conveyed to Derek Chan Huang and wife, Rui Wu by Warranty deed from Stephen R. Saine of record in Instrument No. 20111104-0086400 Register's Office for Davidson County, Tennessee, dated October 31, 2011 and recorded on November 04, 2011.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1706 18th Ave. S. Suite 213, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF November 18, 2016:

Derek Chan Huang by Amye Harrison as Attorney in Fact

Derek Chan Huang, by Amye Harrison, Attorney-in-Fact

Rui Wu by Amye Harrison as Attorney in Fact

Rui Wu , by Amye Harrison, Attorney-in-Fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Amye Harrison , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Derek Chan Huang and Rui Wu ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 18th day of November, 2016.

My Commission Expires: 5/25/20

Notary Public

20161661R

DORA L. MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY