WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170025685 DEEDWARR
Recvd: 03/27/17 13:53 2 pgs
Fees: 13.00 Taxes: 1683.50
20170327-0029704

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 9-7-2020

(AFFIX SEAL)

LARA L. MILLER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chenyun Luo	Chenyun Luo	Map 117-3-H
(NAME)	(NAME)	
2600 Hillsboro Pike, Unit 147	2600 Hillsboro Pike, Unit 147	Parcel 147.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Armagan Erbesler, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chenyun Luo, an unmarried man,** 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. 147 Garage 60 and Storage Space 12, the Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created under Title 66, section 27-101, et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed of the Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, together with the undivided Percentage interest in the common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Armagan Erbesler, a single man by Warranty Deed From Clark Baker and wife, Carol Baker filed for record on April 2, 2014 in Instrument No. 20140402-0027297, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2600 Hillsboro Pike, Unit 147, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 23rd day of March, 2017.

Armagan Erbesler

State of Tennessee
County of Davidson

Personally appeared before me Armagan Erbesler, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of March, 2017.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 37531

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017