PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37260

W & I Ref: (DM) Title No.: 58910

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shuyang Wang 3415 West End Ave. ~~#504~~ #807 Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 104060A04000CO

BILL GARRETT, Davidson County
Trans: T20170037489 DEEDWARR
Recvd: 05/03/17 13:56 3 pgs
Fees: 18.00 Taxes: 703.00
20170503-0043752

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julian T. Hertz, unmarried and Stephen A. Hertz and Carol Hertz, husband and wife, as tenants in common with the right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shuyang Wang*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*and husband, Kanda Gao

Land in Davidson County, Tennessee, being Unit No. 504 of Continental Condominium, of record in Plat Book 5200 pages 399 thru 401, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description, together with the appurtenant interest in the common elements of Continental Condominium, a Horizontal Property Regime established by Master Deed of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, Book 7461, page 217, Book 7475, page 137, Instrument No. 20051024-0128399 and Instrument No. 20160108-0001989, said Register's Office.

Being the same property conveyed to Julian T. Hertz, unmarried and Stephen A. Hertz and Carol Hertz husband and wife, as tenants in common with the right of survivorship by Warranty Deed from Gina Ferrari, unmarried, dated June 7, 2013 and recorded on June 13, 2013 of record in Instrument No. 20130613-0060323, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 399-401 and amended in Book 6135, page 788 and Book 6435, page 549, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5862, page 589, Book 6135, page 788, Book 6435, page 549, Book 7461, page 217, Book 7475, page 137, Instrument No. 20051024-0128399, Instrument No. 20160108-0001989, Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This instrument is executed on behalf of **Stephen A. Hertz** by Catherine Burger, pursuant to a Power of Attorney executed by him on the 20th day of April, 2017, of record in Instrument No. 20170503-0043750 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Carol Hertz** by Catherine Burger, pursuant to a Power of Attorney executed by her on the 20th day of April, 2017, of record in Instrument No 20170503-0043751 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This instrument is executed on behalf of **Julian T. Hertz** by Catherine Burger, pursuant to a Power of Attorney executed by him on the 24th day of April, 2017, of record in Instrument No. 20170503-0043749 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 3415 West End Avenue, # 504, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2017

Stephen A Hertz by Catherine Burger Attorney in fact
Stephen A. Hertz by Catherine Burger, Attorney-In-Fact

Carol Hertz by Catherine Burger Attorney in fact
Carol Hertz by Catherine Burger, Attorney-In-Fact

Julian T. Hertz by Catherine Burger Attorney in fact
Julian T. Hertz by Catherine Burger, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Catherine Burger** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Stephen A. Hertz and Carol Hertz and Julian T. Hertz**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $190,000.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2017.

Notary

My Commission Expires: 10/31/2020

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: Stephen A. Hertz, Carol Hertz, and Julian T. Hertz

TO: Shuyang Wang

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Catherine Burger, Affiant

Sworn to and subscribed before me this 28th day of April, 2017.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018