WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170059517 DEEDWARR
Recvd: 07/12/17 10:25 2 pgs
Fees:13.00 Taxes:1054.50
20170712-0070026

B-SR-17-2300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10.7.19
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cuello Properties, LLC **c/o Michael R. Turco**	**New Owner**	
(NAME)	(NAME)	**104-16-0C-101.00-CO**
401 S. Old Woodward Avenue **Suite 400**		
(ADDRESS)	(ADDRESS)	
Birmingham, MI 48009		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JIANPING SUN AND BIN GONG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CUELLO PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, and being Unit No. 2300 on the plan of Ravenswood Court Condominium Apartments as of record at Plat Book 6250, page 99 and as described in the Master Deed as of record at Book 6363, page 906, as amended at Book 8224, page 549, and see Charter at Book 6610, page 730, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, together with all fixtures, wall coverings, appliances, carpets and/or floor coverings, and/or such other improvements therein as agreed, and with the undivided interest in the General and Limited Common Elements appurtenant thereto (all herein referred to as the "Property").

Being the same property conveyed to Jianping Sun and Bin Gong, husband and wife by Warranty deed from Robert T. Bull, an unmarried person of record in Instrument No. 20051031-0131386 Register's Office for Davidson County, Tennessee, dated October 31, 2005 and recorded on October 31, 2005.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 98 and 99, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ravenswood Condominiums of record in Book 6363, Page 906, as amended in Book 8224, Page 549, Register's Office for Davidson County, Tennessee.
- Charter to HOA of record in Book 6610, Page 730, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2300 18th Ave S., Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 5th DAY OF JULY, 2017.

Jianping Sun by Ryan Lux as Attorney in Fact

Bin Gong by Ryan Lux as 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, Ryan Lux, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JIANPING SUN AND BIN GONG, and who acknowledged he/she/they executed the same as the free act and deed of the said JIANPING SUN AND BIN GONG.

Witness my hand and official seal, this the 5th of July, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212