THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **155,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2017. Notary Public MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Boyle	Bank of TN	MAP 131-01-OD-
5025 Hillsboro Pike #24J	P.O. Box 4980	PARCEL -229.00-CO
Nashville, TN 37215	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Qing Cai, and husband Kai Liu**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Boyle, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, HER 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. 229, on the Plat of Georgetown Apartments, a Condominium, a Horizontal Property Regime, of record in Book 5200, page 4, said Register's Office, together with an undivided 0.329% interest in the common elements to 5025 Hillsboro Homeowners Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 24-J.

Being the same property conveyed to Qing Cai and husband Kai Liu by Warranty Deed from Kelley L. Shaffer, an unmarried person, Dennis L. Shaffer, and wife, Sandra Shaffer of record in Instrument No. 20070319-0033243 Register's Office for Davidson County, Tennessee, dated March 12, 2007 and recorded on March 19, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5025 Hillsboro Pike #24J, Nashville, TN 37215.**

BILL GARRETT, Davidson County
Trans:T20170062757 DEEDWARR
Recvd: 07/21/17 14:11 2 pgs
Fees:13.00 Taxes:573.50
20170721-0074062

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 17th day of July, 2017.

Qing Cai

Kai Liu by Qing Cai Attorney-in-fact

Kai Liu by Qing Cai, 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 **Qing Cai** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of July, 2017.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 **Qing Cai** 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 on behalf of **Kai Liu**, as his Attorney in Fact, as the free act and deed of the within named **Kai Liu**.

Witness my hand and official seal this the 17th day of July, 2017.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public