WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

JM-BHHS-18-5510

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)
Micheal C. Bryant	**NEW OWNER**	
(NAME) **5510 Country Drive #125**	Bill Garrett Davidson County Batch# 95731 **DEEDWARR** 05/23/2018 10:51:50 AM 2 pgs Fees: $13.00 Taxes: $521.70 20180523-0049324	**162-09-0A-125.00-CO**
(ADDRESS) **Nashville, TN 37211**		
(CITY) (STATE) (ZIP)	(CITY)	

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, **AI XIN YANG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHEAL C. BRYANT, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 125 on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460, Page 133, established pursuant to the provision 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 subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; together with a percentage interest in the common elements.

Being the same property conveyed to Aixin Yang by Quitclaim Deed from Dutan Jiang of record in Instrument No. 20130221-0017586, Register's Office for Davidson County, Tennessee, dated February 13, 2013 and recorded on February 21, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.
- Boundary Plat Plan of record in Plat Book 4300, Page 197, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums of record in Book 4659, Page 574, Book 4650, Page 34, Book 4659, Page 32, Book 4937, Page 429 Book 5001, Page 394 and Instrument No. 20140613-0051943, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 7980, Page 470, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5606, Page 663 and Book 7497, Page 740, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130517-0050050, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Book 4842, Page 979, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of NES of record in Book 3372, Page 430, 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: **5510 Country Drive #125, Nashville, Tennessee 37211**.

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 hand(s) this the 21st DAY OF MAY, 2018.

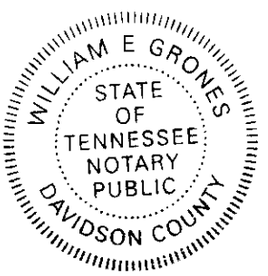
Ai Xin Yang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AI XIN YANG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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