# WARRANTY DEED

Bill Garrett Davidson County
Batch# 112866 DEEDWARR
07/05/2018 02:27:52 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20180705-0065255

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2018.

Notary Public

My commission expires: 12/15/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **John Michael Miller** | | **135-08-0A-617.00CO** |
| **617 Longhunter Court** | New Owner | |
| **Nashville, TN 37217** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jian Huang and Susie Lin, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**John Michael Miller, a single 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. 617 on the Plan of Tract #19 Site Plan Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, of record in Book 5200, Page 80, together with the Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Jian Huang and Susie Lin, husband and wife by Warranty Deed dated March 11, 2016, from Austin H. Marrs unmarried of record in Instrument No. 20160314-0024082, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record in Book 5200, Page 80, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Boundary Plat of Trace #19 of record in Book 4660, Page 85, said Register's Office.**

3) **Charter of Nashboro Village Nineteen Condominium Association of record in Book 5344, Page 959, Register's Office for Davidson County, Tennessee.**

4) **The Premises herein insured is a condominium apartment established pursuant to all 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 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 building 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 Nashboro Village Nineteen Condominiums, of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee. By-Laws of Nashboro Village Nineteen Homeowners' Association, Inc., of record in Book 5333, Page 999, Register's Office for Davidson County, Tennessee.**

5) **Declaration of Covenants and Restrictions of Nashboro Village Association, of record in Book 4827, Page 14, and Supplement of record in Book 5469, Page 840, Register's Office for Davidson County, Tennessee.**

6) **Quitclaim Deed to Metropolitan Government of record in Book 8524, Page 546, said Register's Office.**

7) **Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, said Register's Office.**

8) **Grant of Easement between Comcast of Nashville I, LLC and Nashboro Village Nineteen of record in Instrument No. 20170717-0071705, said Register's Office.**

This is improved property, known as **617 Longhunter Court, Nashville, TN 37217**

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 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 hand(s) this **29th** day of **June, 2018.**

**Jian Huang**

**Susie Lin**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jian Huang and Susie Lin,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **June, 2018.**

**Notary Public**

**My Commission Expires:** 11/8/21

