Box #14
G# 31189.3

WARRANTY DEED	State of Tennessee County of Davidson
Karen Y Johnson Davidson County Batch# 137827 DEEDWARR 09/07/2018 08:39:50 AM 2 pgs Fees: $13.00 Taxes: $647.50 20180907-0088663	The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.** Affiant Subscribed and sworn to before me, this the 5th day of September, 2018. Notary Public My commission expires: 7-8-2019 (AFFIX SEAL)

CORYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Sharon K. Chandley	**"New Owner"**	**135-16-0-B-142.00co**
2924 Summerwood Circle		
Birmingham, AL 35242		

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 I. Ching Lin

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

Sharon K. Chandley, a single woman

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. 142, on the Plan of Woodbridge at Nashboro Village, Nashboro Village-Tract 11, a Planned Unit Development, of record in Instrument No. 20021120-0143949, 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 all the same property conveyed to Jian Huang and Susie I. Ching Lin, by Deed from Adam Taylor Blackwell, wife and Lauren D. Blackwell, dated July 7, 2016, of record in Instrument No.20160711-0070582, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR OR HIS/HER SPOUSE.

Susie I. Ching Lin, spouse of the above-named Jian Huang, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Susie I. Ching Lin, pursuant to a Power of Attorney executed by her on the 31st day of August 2018, of record in Instrument No. 20180907-0088662, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Jian Huang, pursuant to a Power of Attorney executed by him on the 29th day of August, 2018, of record in Instrument No. 20180907-0088661, 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 Instrument No. 20021120-0143949, said Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions of Woodbridge at Nashboro Village, of record in Instrument No. 20021104-0134724, and amended in Instrument No. 20030610-0080281, amended in Instrument No. 20050520-0056888, Register's Office for Davidson County, Tennessee;

3) By-Laws of Woodbridge at Nashboro Village Homeowners' Association, Inc. of record in Instrument No. 20021106-0136459, Register's Office for Davidson County, Tennessee;

4) Charter of Woodbridge at Nashboro Village Homeowners' Association, Inc. of record in Instrument No. 20021106-0136458, Register's Office for Davidson County, Tennessee;

5) Memorandum of Lease by and between WDN Properties, Ltd., and Web Service Company, Inc., of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee;

6) All matters shown on the Revised Plan of Nashboro Village Open Space and Recreational Areas, of record in Book 4860, Page 72 thru 76, Register's Office for Davidson County, Tennessee;

7) All matters shown on the Boundary Plat of Tract No. 11 of Nashboro Village of record in Book 4660, Page 157, Register's Office for Davidson County, Tennessee;

8) Grant of Overhead Line Easements of record in Book 4821, Page 105, and in Book 4821, Page 111, Register's Office for Davidson County, Tennessee;

9) Golf Cart Path Easement of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee;

10) Storm Water Detention Agreement of record in Instrument No. 20020820-0100403, Register's Office for Davidson County, Tennessee;

11) Conveyance of Common Area to Woodbridge at Nashboro Village Homeowner's Association, Inc., of record in Instrument No. 20021120-0144369, Register's Office for Davidson County, Tennessee;

12) Design Standards for Nashboro Village Tract 11 of record in Instrument No. 20020507-0056331, Register's Office for Davidson County, Tennessee;

13) Facts which would have been disclosed by a comprehensive survey of the premises herein described;

14) Rights and claims of parties in possession;

15) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **688 Flintlock 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 **5th** day of **September, 2018.**

Jian Huang By: John T. Cook, Atty in Fact

Jian Huang By: John T. Cook, Attorney in Fact

Susie I Ching Lin By: John T. Cook Atty in Fact

Susie I. Ching Lin By: John T. Cook, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Attorney-In-Fact for Jian Huang**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jian Huang**, for the purpose therein contained by signing the name of **Jian Huang** by himself as **Attorney-In-Fact.**

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **September, 2018.**

Corylyn S. Priest

Notary Public
My Commission Expires: 7.8.2019

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Attorney-In-Fact for Susie I Ching Lin**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Susie I Ching Lin**, for the purpose therein contained by signing the name of **Susie I Ching Lin** by himself as **Attorney-In-Fact.**

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **September, 2018.**

Corylyn S. Priest

Notary Public
My Commission Expires: 7.8.2019

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY