Karen Johnson Davidson County
Batch# 585012 DEEDWARR
03/04/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20210304-0028771

34280-3 Box 14

WARRANTY DEED

KINA RENEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is **$299,000.00.**

Affiant

Subscribed and sworn to before me, this the ~~1st~~ 3rd day of March, 2021.

Notary Public

My commission expires: 11.22.2023
(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
Mark Follis and Caroline Follis	New Owner	**Map 117-03-0-C-116.00co**
116 Hillsboro Place		
Nashville, TN 37215		

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 wife, Susie I. Ching Lin

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

Caroline M. Follis, an unmarried woman and Mark E. Follis, a married 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 116 as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Place Condominiums, of record in Book 6244, page 394, amended in Book 6285, page 209, and further amended in Instrument No. 20170515-0048155, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hillsboro Place Condominiums, for placement of Units, as shown on Plat Book 5200, page 725, as amended in Plat Book 5200, pages 757 and 758, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Jian Huang and wife, Susie I. Ching Lin by Warranty Deed dated July 11, 2016 from Teresa E. Gruss Family Living Trust, dated May 16, 2007, of record in Instrument No. 20160713-0071514, 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 Plat Book 5200, Page 725, amended in Plat Book 5200, Pages 757 and 758, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Master Deed of Hillsboro Place Condominiums, of record in Book 6244, Page 394, amended in Book 6285, Page 209, and further amended in Instrument No. 20170515-0048155, Register's Office for Davidson County, Tennessee.**
3. **Charter of Hillsboro Place Homeowner's Association of record in Book 6265, Page 260, Register's Office for Davidson County, Tennessee.**
4. **Storm Water Detention Agreement of record in Book 6128, Page 852, Register's Office for Davidson County, Tennessee.**
5. **By-Laws of Hillsboro Place Homeowner's Association, Inc., of record in Book 6244, Page 405, Register's Office for Davidson County, Tennessee.**
6. **Anchor Easement in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5870, Page 33, Register's Office for Davidson County, Tennessee.**
7. **Easement for sanitary sewer of record in Book 3531, Page 592, Register's Office for Davidson County, Tennessee.**
8. **Easement for access roads or driveways and for parking of record in Book 4240, Page 209, and Book 5221, Page 681, Register's Office for Davidson County, Tennessee.**

9. **Permanent easements for the construction and maintenance of underground sanitary sewers of record in Book 4633, Page 468, and in Book 4653, Page 915, Register's Office for Davidson County, Tennessee.**

10. **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20161021-0111268, Register's Office for Davidson County, Tennessee.**

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

This is improved property, known as **116 Hillsboro Place, Nashville, TN 37215**

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 **1st** day of **March, 2021.**

Jian Huang BY Andrew Wood ATTORNEY IN FACT
Jian Huang, by Andrew Wood, Attorney in Fact

Susie I. Ching Lin BY Andrew Wood ATTORNEY IN FACT
Susie I. Ching Lin, by Andrew Wood, Attorney in Fact

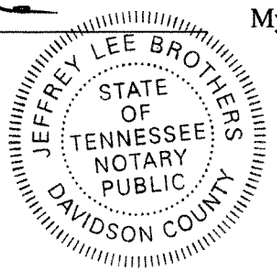
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** 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 Hunag and 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 **Andrew Wood,** for the purpose therein contained, by signing the name of **Andrew ~~Wod~~** Wood (S) by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st day of March, 2021.**

Notary Public

My Commission Expires: 7/9/24



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

