bot 1

WARRANTY DEED

NOTARY PUBLIC AT LARGE

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$106,000.00**

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF AUGUST, 1999.**

_____
Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parsottam Patel	**GMAC Mortgage Corp. d/b/a DiTech.Com**	**104-11210**
(NAME) **2135 Acklen Avenue Unit 10**	(NAME) **3200 Park Center Drive, #150**	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Costa Mesa, CA 92626**	
(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, Jia Zhaung and spouse Hua Zhong, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PARSOTTAM PATEL MARRIED, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 10 and carport designated No. 11 on the plan of Lexington Square Condominiums, of record in Book 6250, Page 340 and 341 and as set forth in Exhibit "C" to the Master Deed & By-Laws of record in Book 6623, page 387, Register's Office for said County and to which plan and exhibit reference is hereby made for complete description.

Being the same property conveyed to **Jia Zhaung and spouse Hua Zhong** by deed of record in **Book 9913, Page 713**, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

BOOK 11642 PAGE 698

unimproved ☐

This is improved ☒ property, known as **2135 Acklen Avenue Unit 10, Nashville, TN 37212**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

0630745
REGISTER'S + REFERENCE

99 AUG 31 PM 1:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

3010 08/31 0101 03CHECK 403.20

Witness **my/our hand(s)** this **20th day of August, 1999**.

Jia Zhuang

Hua Zhong

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 **JIA ZHAUNG AND SPOUSE HUA ZHONG**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **August, 1999.**

Commission expires: 2/18/01

NOTARY PUBLIC AT LARGE

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11642 PAGE 700

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0630745

IDENTIFICATION REFERENCE

99 AUG 31 PM 1:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	106000.00
CON TX	392.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	403.20
CHECK	403.20

08/31/99 01 13:41 0001 3018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511072