WARRANTY DEED

Return TO:
First Title & Escrow
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Davidson County DEEDWARR
Recvd: 10/22/03 15:02 2pgs
Fees:13.00 Taxes:621.60

20031022-0156478

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/25/2006

(AFFIX SEAL)

DONALD E. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Heritage Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Meng	Irwin Mortgage Corporation	Map 126-15-A Parcel 96
(NAME)	(NAME)	
7737 Daniel Trace	400 Interstate N. Parkway #580	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Atlanta, GA 30339-5030	
(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, **Preston J. Elliott and wife, Christine C. Elliott**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Meng**, 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 tract or parcel of land in Davidson County, State of Tennessee, described s follows, to-wit:

Being **Lot No. 115** on the Plan of Section Two, Boone Trace at Biltmore of record in Plat Book 9700, pages 316 and 317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Preston J. Elliott and wife, Christine C. Elliott by deed from Fox Ridge Homes, Inc. of record in Book 10901, page 399, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) Restrictive covenants contained in instruments of record in Book 9342, page 312, Book 7265, page 657, Book 9735, page 931, Book 10032, page 813 and Book 10306, page 817, Book 11455, page 443; Instrument #200012110121618, Instrument # 2001070075902 and in Instrument # 20011190126832, Register's Office of Davidson County, Tennessee; (2) Subject to all matters appearing on the Plan of record in Book 9700, page 516 and 517, Register's Office of Davidson County, Tennessee, and as corrected by Surveyor's Certificates of Correction of record in Book 10995, page 618 and 11227, page 885, said Register's Office; (3) Subject to easement to Metropolitan Government for overhead lines of record in Deed Book 8992, page 63, said Register's Office; (4) Subject to Deed (Final Judgment) to State of Tennessee (Condemnation Suite) of record in Deed Book 8975, page 753, said Register's Office; (5) Subject to easement and right of entry to Viacom of record in Book 9665, page 420, said Register's Office; (6) Stormwater detention agreement of record in Instrument #20021217-0155375, Register's Office of Davidson County, Tennessee; (7) Charter of the Homeowner's Association for Boone Trace at Biltmore of record in Book 9607, page 534, Register's Office of Davidson County, Tennessee; (8) 2003 Taxes have been prorated as of this date with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes.

unimproved ☐

This is improved ☒ property, known as 7737 Daniel Trace, Nashville, TN 37221

(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.

Witness our hands this 17th day of October, 2003.

Preston J. Elliott

Christine C. Elliott

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Preston J. Elliott and Christine C. Elliott, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of October, 2003.

Commission expires: 1-25-06

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

Notary Public