WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-25-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/06/04 16:25 2pgs
Fees:13.00 Taxes:616.05

20040106-0002185

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jun-Song Chen	ABN AMRO Mortgage Group, Inc.	Map 104-7-A Parcel 1 CO
(NAME)	(NAME)	
2617 Blakemore Avenue	777 E. Eisenhower Pkwy. Suite 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Ann Arbor, MI 48108	
(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, **Emily H. Bowman (f/k/a Emily E. Hatch)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jun-Song Chen and wife, Li Peng**, 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 lying in Davidson County, Tennessee, being **Unit No. 1,** of Blakemore Square Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Book 6864, page 237, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property to Emily H. Bowman by Quitclaim Deed from Jimmie D. Hatch and Betty Anne Hatch of record in Instrument #20031223-0182411, Register's Office of Davidson County, Tennessee. Being the same property to Emily H. Bowman, f/k/a Emily E. Hatch from Jimmy D. Hatch and Betty Anne Hatch by Quitclaim Deed dated December 3, 2003, of record in Instrument #20031205-0175148 and re-recorded in Instrument # 200312080175780, Register's Office for Davidson County, Tennessee. Said property being the same property conveyed to Jimmy D. Hatch and spouse, Betty Anne Hatch, a one-half interest and Emily E. Hatch, a one half interest, as tenants by the entireties, joint tenancy with right of survivorship from Jerry E. Cohran and spouse, Mary D. Cohran by warranty deed dated June 3, 1997, of record in Book 10479, page 840, Register's Office for Davidson County, Tennessee.

Joseph H. Bowman joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise in the above described property.

This conveyance is subject to: (1) Subject to all matters as shown on the Plan of Blakemore Square Condominium Apartments as Exhibit A the Master Deed of record in Book 6864, page 237, Register's Office for Davidson County, Tennessee; (2) Subject to all matters of the Master Deed for Blakemore Square Condominiums of record in Book 6864, page 237 and amended in Book 6969, page 125, Register's Office for Davidson County, Tennessee; (3) Charter for Blakemore Homeowner's Association of record in Book 6769, page 600, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2617 Blakemore Avenue 1, 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.

Witness my hand this 30th day of December, 2003.

Emily H. Bowman

Joseph H. Bowman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Emily H. Bowman and Joseph H. Bowman, 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 30th day of December, 2003.

Commission expires: 1-25-06

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

Notary Public