WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
Box 10-A

Davidson County DEEDWARR
Recvd: 11/01/04 10:39 2pgs
Fees:13.00 Taxes:962.00

20041101-0130567

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXP. 1/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Cheng	E*Trade Mortgage Corporation	Map 104-09-O-K
(NAME)	(NAME)	
3818 West End Avenue, Unit 204	3353 Michelson Drive	Parcel 204.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Irvine, CA 92612	
(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, **STEVE PHILLIPS AND WIFE, TONI PHILLIPS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN CHENG, A SINGLE 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:

Land in Davidson County, Tennessee, being Unit No. 204, Building A, on the Plan of The Montclair of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee, and in Master Deed and Bylaws of record in Book 7332, page 380, as amended in Book 7902, page 113, said Register's Office, all to which references are hereby made for a more complete description of said Unit.

Being the same property conveyed to Steven Phillips and wife, Toni Phillips by deed from Betty C. Kleeman of record in Book 9429, page 36, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 954, said Register's Office; (c) restrictive covenants of record in Book 6846, page 838, said Register's Office; (d) Master Deed and Bylaws of record in Book 7332, page 380, Book 7902, page 113, Instrument #20021231-0162451 and Instrument #20030113-0005471, said Register's Office; and (e) Easement of record in Book 7902, page 145, said Register's Office..

unimproved ☐

This is improved ☒ property known as 3818 West End Avenue, Unit 204, Nashville, TN 37205

(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 28th day of October, 2004.

Steve Phillips

Toni Phillips

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 Steve Phillips and Toni Phillips , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 2004.



Commission expires:

Notary Public