Box 13
#9245

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires May 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2005

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bing N. Lem	Ampro Mortgage Corporation	85-14A-28
(NAME)	(NAME)	
504 Rivercrest Cove	P.O. Box 82370	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Phoenix, AZ 85071	
(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, Stanton M. Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bing N. Lem and wife, Delemdong Lin Zhro, 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 Lot No. 28, on the Plan of First Revision, River Crest, of record in Plat Book 9700, page 465, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stanton M. Smith and wife, Marilyn Jean Smith by deed of record in Instrument No. 200006160060359, Register's Office for Davidson County, Tennessee.
AND
Being the same property conveyed to Stanton Maurice Smith, by deed of record in Instrument No. 20050318-0030136, Register's Office for Davidson County, Tennessee. Stanton Maurice Smith being one and the same as Stanton M. Smith.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 504 Rivercrest Cove, Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 03/18/05 15:02 2 pgs
Fees:13.00 Taxes:910.20

20050318-0030137

Witness our hands this 10 day of January, 2005.

Witness: Naomi Diggins

Stanton M. Smith

STATE OF FL

COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stanton M. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 12:56 PM CST Jan. 10 2005 this.

Commission expires:

OWEN GRIMSLEY
MY COMMISSION # DD 189709
EXPIRES: March 6, 2007

Owen

Notary Public

produced FLDL 5530 [illegible]