RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF MARCH, 2006. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/07/06 15:24 2 pgs
Fees:13.00 Taxes:555.00
20060407-0040738

BRENDA S. LANE NOTARY PUBLIC DICKSON COUNTY, TENNESSEE STATE OF TENNESSEE Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan and Wilma Skidmore	New Owner	
(NAME) 3415 West End Avenue, Unit 304	(NAME) Same	Map 104-06-0A
(ADDRESS) Nashville, TN 37203	(ADDRESS)	Parcel 016.00
(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, I, **HIU M. PANG**, UNMARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JONATHAN SKIDMORE AND WIFE, WILMA SKIDMORE**, 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 304 on the Plan of Continental Condominium, of record in Plat Book 5200, Pages 399-401, as amended in Book 6135, Page 788 and Book 6435, Page 549, 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 Hiu M. Pang by Warranty Deed dated September 15, 2005, from William Christian Crossman, of record in Instrument No. 20050916-0111575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all matters appearing on the plan(s) of record in Book 5200 Pages 399-401, as amended in Book 6135, Page 788 and Book 6435, Page 549, said Register's Office; (c) all matters referenced in the master deed and by-laws of record in Book 5862, Page 589, amended in Book 6135, Page 788 and Book 6435, Page 549, said Register's Office; and (d) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3415 West End Avenue, Unit 304, Nashville, TN 37203

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 31st day of March, 2006.

Hiu M. Pang

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 Hiu M. Pang, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 31st day of March, 2006.

Commission expires:

Notary Public

