(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 09:55 2 pgs
Fees:13.00 Taxes:444.00
20060707-0081540

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ling Guan	Counrtywide Home LOans, Inc.	093-11-0-A-109.00CO
(NAME) 109 Academy Square	(NAME) 4500 Park Granada MSN# SVB-314	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Calabasas, CA 91302-1613	
(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, **Kelli Myers (formerly Kelli Shutt), married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ling Guan**, HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 109, on the Plan of Revised Academy Square, as shown on survey and plat of same appearing of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kelli Shutt, unmarried by Warranty Deed from Henry Ward Stallings and Ronald Lee Johnson, both unmarried, of record in Instrument No. 200309250142037, dated September 17, 2003, Register's Office for Davidson County, Tennessee. Kelli Shutt having since married and is now known as Kelli Myers.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Plat Book 5200, page 614; Charter of record in Book 6125, page 384; Restrictions of record in Book 6117, page 881, Book 6222, page 873 and Book 9520, page 748; By-laws of record in Book 6117, page 700; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 109 Academy Square, Nashville, TN 37210
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Jonathan David Myers, husband of Kelli Myers, joins in the execution of this instrument to convey all right, title and interest he may have in the subject property by virtue of his marriage to Kelli Myers.

Witness my hand this 30th day of June, 2006.

Kelli Myers

Jonathan David Myers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Kelli Myers and Jonathan David Myers, 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 June, 2006.

Notary Public

CAROL L. McARTHUR
WILLIAMSON COUNTY, TN

My Commission Expires:
July 20, 2008