Davidson County DEEDWARR
Recvd: 02/28/07 12:54 2 pgs
Fees:13.00 Taxes:495.80

20070228-0024729

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 45148

WARRANTY DEED

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$134,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23 DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-24-09

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
STEPHEN B. BATSON, II	New Owner	**104-2-F-2**
1204 West End Avenue, #2		**21W 13191**
Nashville, TN 37203		

FOR AND IN 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, RENE LOPEZ and wife, WEI WEI SHI**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN B. BATSON, II**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2 on the West End Square Condominiums, a Horizontal Property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6686, page 648, and as amended in Book 6712, page 739, Book 6780, page 353 and in Book 7114, page 388, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit and as set forth in said Master Deed. Reference is hereby made to the plat of West End Square Condominiums, as of record in Book 6250, page 828, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Rene Lopez by Warranty Deed from Kim Petrosky, Unmarried, of record in Instrument Number 20050114-0005464, Register's Office for Davidson County, Tennessee. The said Wei Wei Shi, wife of Rene Lopez, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This conveyance is subject to Master Deed establishing a Horizontal Property Regime of record in Book 6686, page 648, amended in Book 6712, page 739, Book 6780, page 353, and Book 7114, page 388; and By-Laws of record in Book 6686, page 677, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 3204 West End Circle, #2, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the sa l tract or parcel of land, with the appurtenances, estate, title and int rest thereto belonging to the said GRANTEES, their heirs and assign 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 righ to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and repres ntatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims o all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be a plicable to all genders.

WITNESS our hands thi s 23 day of February, 2007.

X _____
RENE LOPEZ

X _____
WEI WEI SHI

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF NORTH CA ROLINA)

COUNTY OF ORANGE **)**

Personal y appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RENE LOPEZ and wife, WEI WEI SHI, the bargainors, with whom I am personall acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged th at they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville~~ CHAPEL HILL, NORTH CAROLINA **, T~~ennessee~~, this the 23 day of February, 2007.**

Robert B. Ward
NOTARY PUBLIC

ROBERT B. WARD NOTARY PUBLIC ORANGE COUNTY, NC

My Commission Exp ires: 3/16/07