WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/07 13:47 2 pgs
Fees:13.00 Taxes:606.80
20070320-0033891

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Yen Hung
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: January 4, 2011.
(AFFIX SEAL)

DELLA L HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 4, 2011

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yen Hung	Maxim Capital, Inc.	162130A01500CO
(NAME)	(NAME)	
2321 Green Trails Court	4535 Winters Chapel Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Doraville, GA 30360	
(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, Tony Lane, and wife, Leeanne Lane, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yen Hung, a single woman, 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. **15**, on the Final Plat of Greenwood Subdivision, Phase One, a Planned Unit Development, as of record in Instrument No. 20000922-0094259, and amended in Instrument No. 20010605-0058472, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tony Lane and wife, Leeanne Lane, from Mt. View, LLC, a Tennessee Limited Liability Company, by warranty deed of record in Instrument No. 20020130-0013061, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) 2007 Taxes a lien not yet due and payable. Said Taxes are hereby prorated with grantor paying said pro rata part to grantee who is responsible for said Taxes when due and payable. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Greenwood Subdivision, of record in Instrument No. 20000922-0094258, amended in Instrument No. 20010711-0073943, and in Instrument No. 20011023-0115676; and in Instrument No. 20020313-0031767Register's Office for Davidson County, Tennessee. (3) Homeowners Association Charter of record in Instrument No. 20010627-0068107, said Register's Office. (4) Stormwater Detention Agreement of record in Instrument No 20000918-0092619, said Register's Office. (5) Conveyance of Open Space of record in Instrument No. 20020129-0012296, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2321 Green Trails Court, Antioch, TN 37013

(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 19th day of March, 2007.

Tony Lane

Leeanne Lane

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, in and for said State and County, personally appeared Tony Lane and wife, Leanne Lane, the within named bargainors, 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 19th day of March, 2007.

Commission expires: January 4, 2011



Della L Hopkins Notary Public