Box 14A
20488-5

Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/07 11:00 3 pgs
Fees:18.00 Taxes:869.50
20070420-0047368

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2007

Notary Public

MY COMMISSION EXPIRES: March 7, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, 200 Madison Street, Madison, TN 37115
Attorney-at-Law

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xulei ~~XX~~ LXL Liu (NAME)	Suntrust Mortgage (NAME)	MAP 117-7K
3345 Golf Club Lane (ADDRESS)	PO Box 79041 (ADDRESS)	PARCEL 23
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (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, Stacy A. Stratemann Killen and Robb Killen, husband and wife
SAK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Xulei ~~XX~~ LXL Liu

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 that certain condominimun apartment unit in Davidson County, Tennessee, and being known as Unit No. 3345 on the Plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record in Plat Book 9700, Page 293, and as described in the Master Deed as of record in Book 10283, Page 431,and all amendments thereto, and all as of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Stacy Ann Stratemann from Tate Investments LLC, a Tennessee Limitied Liability Company by Warranty Deed of record as Instrument Number 20050608-0065266 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO the Plan of Golf Club Place Condominiums, Unit 3345, of record in Plat Book 9700, Page 293, as amended at Instrument Number 20050330-0034571, Register's Office for Davidson County, Tennessee, whichs shows an owner's certificate, certain notes, easements and building setback lines, if any, as may bet set forth thereon. Subject to Master Deed and By-Laws and Exhibits thereto as of record at Book 10283, Page 431 as amended as Instrument Number 20040616-0071447 and as Instrument Number 20050105-0001979 and at Instrument Number 20050330-0034571; Charter of Golf Club Place Condominiums of Record in Book 10297, Page 21, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 9643, Page

CONTINUED

unimproved ( )
This is improved (X) property, known as 3345 Golf Club Lane, Nashville, TN 37215
(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 ~~my~~ our hand S this 18th day of April 2007

Stacy A. Stratemann Killen MD
Stacy A. Stratemann Killen

Robb Killen

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 Stacy A. Stratemann Killen and Robb Killen

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Madison~~ Nashville, Tennessee, this 18th day of April, 2007.

Commission expires ~~3/20/2010~~ March 7, 2011

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jennifer L. Johnson
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

877, Register's Office for Davidson County, Tennessee. Deed of Conveyance of water and sewer lines of record in Book 10131, Page 838, Register's Office for Davidson County, Tennessee. Provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annoted, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, convenants, restrictions, options burden, assessments and other undertakings contained in the Master Deed and By-Laws of Golf Club Place Condominiums, of record in Record Book 10283, Page 431, amended as Instrument Number 20040616-0071447 and as Instrument Number 20050105-0001979, and at Instrument Number 20050330-00334571, Register's Office for Davidson County, Tennessee.