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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/07 10:51 2 pgs
Fees:13.00 Taxes:769.60
20070625-0075409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Stacey L. Huffman	Home Loan Center, Inc.	
(NAME) 3000 Hillsboro Pike, #80,	(NAME) 163 Technology Drive	Map 117-03-OA
(ADDRESS) Nashville, TN 37215	(ADDRESS) Irvine, CA 92618	Parcel 80
(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, **JOSHUA WEI-CHUN LIEN and wife, WEI-LING TSAI,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STACEY HUFFMAN**, unmarried, 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 No. 80 of Versailles Apartments, of record in Book 5050, Page 80, as corrected by surveyor's certificate of correction of record in Book 5171, Page 153, Register's Office for Davidson County ,Tennessee, a Horizontal property Regime, created under Title 66, Section 27-101, at seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Versailles Townhomes Homeowners Association of record in Book 5168, Page 944, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Joshua Wei-Chun Lien, unmarried by Warranty Deed from Bonnie D. Needham, dated February 14, 2005, recorded February 16, 2005, in Instrument No. 2005021600-17671, Register's Office for Davidson County, Tennessee. Joshua Wei-Chun Lien, is now married to Wei-Ling Tsai.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3000 Hillsboro Pike, #80, Nashville, TN 37215

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 15th day of June, 2007.

Joshua Wei-Chun Lien

Wei-Ling Tsai

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 Joshua Wei-Chun Lien and Wei-Ling Tsai, 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 15th day of June, 2007.

Commission expires: 5/24/08

Notary Public

CARRIE LINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY