File No. 280101072

WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/14/08 10:14 2 pgs
Fees:13.00 Taxes:484.70
20080214-0014801

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ching F. Wong	SunTrust Mortgage, Inc.	Map and Parcel 084-12-0-033.00
(NAME) 2506 Lumar Lane	(NAME) P.O. Box 57028	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jayne Elizabeth Mitchell, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ching F. Wong, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 15 on the Map of Lincoya Hills, of record in Plat Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert C. Mitchell Jr. and wife, Jayne Elizabeth Mitchell by Warranty Deed dated February 18, 1954 from Robert E. Argo Jr. and F.D. Hanley Sr., and filed of record in Book 2271, Page 125, Register's Office for Davidson County, Tennessee. The said Robert C. Mitchell having since died on August 17, 1999 and the said Jayne Elizabeth Mitchell now being an unmarried person.

This property is subject to: Taxes for the year 2008 and subsequent years; Sewer, Drainage and Temporary Construction Easement as shown of record in Book 4967, Page 526, Register's Office for Davidson County, Tennessee; Subject to all matters as set forth per Plat Book 1835, Page 91; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2506 Lumar Lane, Nashville, TN 37214
(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 GRANTE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 12th day of February, 2008.

Jayne Elizabeth Mitchell

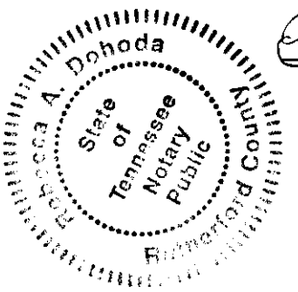
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jayne Elizabeth Mitchell, 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 at office this 12th day of February, 2008.

Commission expires: 5/18/08



Notary Public

File Number: 280101072

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122