03

Realty
Title
~~Box48A~~

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/08 12:11 2 pg
Fees:13.00 Taxes:869.50
20080904-0090769

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 ~~28th~~ DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-2010
(AFFIX SEAL)

KAREN COLBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen T. Tsang	**Regions Bank dba Regions Mortgage**	
(NAME) 203 Boxmere Place	(NAME) **P.O. Box 2153**	131-6E-203
(ADDRESS) Nashville, TN 37215	(ADDRESS) **Birmingham, AL 35287-2520**	
(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, **LAURISSA RYAN WHO ACQUIRED TITLE AS LARISSA RYAN AND HUSBAND, WALT PHILLIPS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN T. TSANG**, ; 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 Unit No. 203 on the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as established by a Master Deed of record in Book 6666, page 749, as amended in Book 6824, page 308; Book 6908, page 738; Book 6911, page 831 and in Book 6921, page 226, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit B of said Master Deed and to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Larissa Ryan by deed from Stephen E. Cook, Jr. and Julie A. Cook, husband and wife, of record as Instrument No. 20050902-0105679, Register's Office for Davidson County, Tennessee.

Walt Phillips joins in the execution of this conveyance for the purpose of conveying any interest that he may have in said land by reason

unimproved ☐

This is improved ☒ property, known as 203 Boxmere Place, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 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 our hands this 29th day of August, 2008.

Laurissa Ryan

Walt Phillips

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 Laurissa Ryan and Walt Phillips, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2008.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010