# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-12

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MEI HUANG | SunTrust Mortgage, Inc. | 104150B00500CO |
| (NAME) | (NAME) | |
| 2112 BLAIR BOULEVARD #5 | 1601 21st Avenue South | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37212 | Nashville, TN 37212 | |
| (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, I, **JENNIFER L. MITCHELL, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEI HUANG, AN UNMARRIED 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:

LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5 ON THE PLAT OF WINCHESTER CONDOMINIUMS OF RECORD IN BOOK 6200, PAGE 555 AND AS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 7088, PAGE 131, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BOTH TO WHICH PLAT REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER L. MITCHELL BY WARRANTY DEED FROM MARBUT GLENN GASTON, JR., TRUSTEE, RECORDED OCTOBER 5, 1998 IN BOOK 11141, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL J. MAXSON AS SPOUSE OF JENNIFER L. MITCHELL JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF QUITCLAIMING AND CONVEYING ALL RIGHT, TITLE AND INTEREST HE MIGHT HAVE IN AND TO THE ABOVE DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2009 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 2112 BLAIR BOULEVARD #5, NASHVILLE, TN 37212

(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.

BILL GARRETT, Davidson County
Trans:T20090029011 DEEDWARR
Recvd: 05/04/09 08:15 2 pgs
Fees:13.00 Taxes:769.60

20090504-0040064

Witness my hand this 29th day of April, 2009.

JENNIFER L. MITCHELL

MICHAEL J. MAXSON

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, JENNIFER L. MITCHELL AND MICHAEL J. MAXSON with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 29th day of April, 2009.

Commission expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

Notary Public