WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/09 08:33 3 pgs
Fees:18.00 Taxes:481.00
20090513-0043846

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN D CHASTAIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 5500 Maryland Way, Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ling Guan (NAME)	Bank Of America, N.A. (NAME)	093110A10300CO
103 Academy Square (ADDRESS)	2021 N. Gallatin Road Suite #280 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Madison, TN, 37115 (CITY) (STATE) (ZIP)	

For and in 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/WE, **John F. Hamilton, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ling Guan, married,** 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Unit 103, PLAN OF ACADEMY SQUARE, REVISED, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 5200, Page 614, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John F. Hamilton, unmarried, by Warranty Deed from A. A. Birch, unmarried, recorded September 3, 1987 in Book 7344, page 48, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 103 Academy Square, Nashville, TN 37210

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, has 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 30th day of April, 2009.

John F. Hamilton

STATE OF VA
COUNTY OF Fairfax

Personally appeared before me, the undersigned authority, **John F. Hamilton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2009.

Notary Public

My commission expires: 03/31/2010.

Bimal Kapoor
Notary Public
Commonwealth of Virginia
My Commission Expires 03/31/2010.
Commission ID# 7029628

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 3/20/10

Notary's Seal (If on paper)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).