BILL GARRETT, Davidson County
Trans:T20090040298 DEEDWARR
Recvd: 06/17/09 10:36 2 pgs
Fees:13.00 Taxes:2405.00
20090617-0056274

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Alison L Russell
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2009.

Kathy Snider
Notary Public

My commission expires

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Wee S. Ng** | SunTrust Mortgage, Inc. | 131-2-213 |
| **4211B Farrar Ave** | 401 Commerce Street Suite 6100 | |
| **Nashville, TN 37215** | Nashville, TN 37219 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Charles Sims Lenhardt, an unmarried man**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Wee S. Ng and spouse, Janice C. Law**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 2 on the Plan of Resubdivision of Lot 9 and the southerly 20 feet of Lot 8, Block 3, Overton Hills (Book 843, Page 66 R.O.D.C., TN.) of record in Instrument No. 20060606-0066842, amending Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Charles Sims Lenhardt, now a single person by Quitclaim Deed from Erin Spahn Lenhardt, now a single person of record as Instrument No. 20080625-0065221, in the Register's Office for Davidson County, Tennessee, dated May 30, 2008; Pursuant to Divorce Decree in the Fourth Circuit Court in Davidson County, Tennessee, Docket No. 07D-3677, dated May 21, 2008.

Being the same property conveyed to Charles Sims Lenhardt and wife, Erin Spahn Lenhardt by Deed from Castleman Partners, a Tennessee General Partner of record as Instrument No. 20061208-0152141, in the Register's Office for Davidson County, Tennessee, dated December 1, 2006.

This conveyance is subject to all restrictions, easements, planning documents and other matters of record in said Register's Office, and a lien for taxes for the current year and subsequent years.

This is improved (__X__) unimproved (____) property known as 4211B Farrar Ave, Nashville, TN 37215.

131-2-213 is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(S), 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 MY/OUR HANDS EFFECTIVE AS OF June 15, 2009:

Charles Sims Lenhardt by Starling Davis, AIF

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**STATE OF TENNESSEE** )
)
**COUNTY OF** )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, _____, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of June, 2009.

My Commission Expires:_____ _____
Notary Public

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**STATE OF TENNESSEE** )
)
**COUNTY OF** DAVIDSON )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Starling Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Charles Sims Lenhardt ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of June, 2009.

My Commission Expires: 7-25-12 _____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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**STATE OF TENNESSEE** )
)
**COUNTY OF** )

**CORPORATE ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 15th day of June, 2009.

My Commission Expires:_____ _____
Notary Public

20091544R