39B

| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 28966-08-2009**<br><br>**Record & Return To:**<br>**Centennial Title Company, Inc.**<br>**30 Burton Hills Blvd., Suite 240**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,110,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 31st day of August, 2009.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

# WARRANTY DEED

| **Address New Owner:**<br>William Pao, Victoria Pao<br>2400 Belmont Boulevard<br>Nashville, TN 37212 | **Send Tax Bills To:**<br>Crescent Mortgage Comp.<br>115 Perimeter Center Pl.<br>Atlanta, GA 30346 | **Tax Information:**<br>Map and Parcel No.:<br>10416038900 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert W. Lowe, Jr. and wife, Stephanie L. Lowe**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Pao and wife, Victoria Pao** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2400 Belmont Boulevard, Nashville, TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 31st day of August, 2009.

Robert W. Lowe, Jr.

Stephanie L. Lowe

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert W. Lowe, Jr. and Stephanie L. Lowe**, 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, at office, this 31st day of August, 2009.

Notary Public

My Commission Expires:

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20090060450 DEEDWARR
Recvd: 09/02/09 14:41 2 pgs
Fees:13.00 Taxes:4107.00

20090902-0082637

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 118, Belmont Heights, as of record in Instrument No. 20051117-0139027, as corrected in Instrument No. 20061107-0138636, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert W. Lowe, Jr. and wife, Stephanie L. Lowe by Deed dated January 19, 2007 from KWI, Inc., a Tennessee corporation of record in Instrument No. 20070206-0015405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20051117-0139027, corrected in Instrument No. 20061107-0138636, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for detached structure recorded in Instrument No. 20061222-0158525, Register's Office for Davidson County, Tennessee.