FRN09-2045 (2)

BILL GARRETT, Davidson County
Trans: T20090062074 DEEDWARR
Recvd: 09/10/09 10:21 2 pgs
Fees: 13.00 Taxes: 1017.50
20090910-0084773

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Joseph Sanfilippo, Grantors
TO: Mandy Hwang, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Mandy Hwang 3100 Westend Circle #206 Nashville, TN 37203	Same as Owner	104-02-4A- 210.00 CO

STATE OF TENNESSEE)
)
COUNTY OF W. Harrison)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $275,000.00.

Affiant

Subscribed and sworn to before me this the 16 day of Sept, 2009.

My commission expires: _____

NOTARY PUBLIC

CRAIG CANTRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires MAY 2, 2011

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Joseph Sanfilippo**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Mandy Hwang**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 206 of the 3100 West End Circle Condominiums as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27 Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

BEING the same property conveyed to Joseph Sanfilippo by warranty deed, recorded October 2, 2007 in Instrument No. 20071002-0117441, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument. with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3100 Westend Circle #206, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land. together with all appurtenances. estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free. clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 18th day of August, 2009.

"GRANTORS"

Joseph Sanfilippo by Marie McDaniel
Joseph Sanfilippo, by Marie McDaniel as As Attorney in Fact
Attorney-In-Fact

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Marie McDaniel, with whom I am personally acquaintec (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she is the attorney-in-fact for Joseph Sanfilippo, and who further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the ~~attorney~~-in-fact.

WITNESS my hand and official seal at Brentwood, Tennessee this 18th day of August, 2009.

My commission expires: June 12, 2011

Notary Public

{Seal}

Foundation Title and Escrow LLC
~~Founders~~ Return to:
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

Notary Seal

but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds