This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090541

Send Tax Bills To:
New Owner

Return:

New Owner is:
David B. Wong
1216 Holt Hills Court
Nashville, TN 37211

MAP: 172-15-0A

PARCEL: 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Karen A. Buntin**, unmarried hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David B. Wong, unmarried and Brunswick Wong, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 86 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Karen A. Buntin by Warranty Deed from Russell W. Fryman and wife, Kimberly R. Fryman, dated 7/19/02 and recorded 7/22/02 in Instrument Number 20020722-0087578, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **1216 Holt Hills Court, Nashville, TN 37211**

KAB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20090068850 DEEDWARR
Recvd: 10/08/09 12:08 2 pgs
Fees:13.00 Taxes:767.75
20091008-0093811

WITNESS our hands this the 29th day of Sept., 2009.

KAREN A. BUNTIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **KAREN A. BUNTIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 29 day of Sept., 2009.

NOTARY PUBLIC

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

My Commission Expires: 1-23-10

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$207,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 29 day of September, 2009.

NOTARY PUBLIC

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 11-22-2010