BILL GARRETT, Davidson County
Trans:T20090087636 DEEDWARR
Recvd: 12/30/09 14:10 2 pgs
Fees:13.00 Taxes:788.10
20091230-0118552

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-RM-09-3347

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zhen Wang	SunTrust Mortgage, Inc.	
3347 Golf Club Lane	(NAME) 401 Commerce Street, Ste. 6100	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37219	117-7-K-24.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHELLIE TILLMAN BRADEN AND SHARON B. TILLMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZHEN WANG, AND HUSBAND, LINGJU KONG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 3347, GOLF CLUB PLACE CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 293, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 10283, PAGE 431, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO SHELLIE R. TILLMAN AND SHARON B. TILLMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM MARBUT G. GASTON, JR. AND WIFE, KATHERINE K. GASTON, RECORDED ON THE 4TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050204-0013580, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID SHELLIE R. TILLMAN IS NOW KNOWN AS SHELLIE TILLMAN BRADEN.

SHARON B. TILLMAN'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; USED AS INVESTMENT PROPERTY ONLY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGE 293; HOA CHARTER OF RECORD IN BOOK 10297, PAGE 21; MASTER DEED OF RECORD IN BOOK 10283, PAGE 431 AND AMENDED IN INSTRUMENT NOS. 20040616-0071447 AND 20050105-0001979; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 10131, PAGE 838; EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 10131, PAGE 843; STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 9643, PAGE 877, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3347 Golf Club Lane, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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 hand(s) this 18th day of December, 2009.

Shellie Tillman Braden by Russell Buchi, Attorney in Fact
Shellie Tillman Braden by Russell Buchi, Attorney-In-Fact

David Braden by Russell Buchi, Attorney-In-Fact
David Braden by Russell Buchi, Attorney-In-Fact

Sharon B. Tillman
Sharon B. Tillman

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of December, 2009, before me personally appeared Russell Buchi to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shellie Tillman Braden and David Braden and who acknowledged he/she/they executed the same as the free act and deed of the said Shellie Tillman Braden and David Braden.

Witness my hand and official seal, this the 18th day of December, 2009.

Notary Public

My Commission Expires: 7-24-10



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon B. Tillman, the within named bargainor, 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 and official seal, this the 18th day of December, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

