BILL GARRETT, Davidson County
Trans:T20100036845 DEEDWARR
Recvd: 06/17/10 10:00 3 pgs
Fees:18.00 Taxes:643.80

20100617-0047080

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June, 2010.

Notary Public
My commission expires: 01/07/2013

DANA L. NORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
G-RR-10-2565

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Ling and Mang Ling	First Community Mtg	14902007700
2565 Oak Forest Dr.	275 Robert Rose Drive	
Antioch TN 37013	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Christopher G. Shannon and wife Nicole Richard Shannon hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mary Ling, married and Mang Ling, unmarried, as tenants in common with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 58 on the Plan of Oakwood Subdivision, Phase Two, Section One, as of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher G. Shannon and wife, Nicole Richard Shannon by deed dated May 30, 2001 from Scott McEvoy and wife, Barbara McEvoy of record in Instrument No. 20010628-0068781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Oakwood Subdivision, Phase Two, Section One of record in Book 7900 Page 126, Register's Office for Davidson County, Tennessee 3) Restrictions of record in

Book 7981, page 475, and amended in Book 8038, page 838, and Book 8313, page 17, and Book 9781, page 987, and Book 10650, page 785, Register's Office for Davidson County, Tennessee 4) Bylaws for Oakwood Homeowners Association of record in Book 7981 Page 519

This property is improved property known as 2565 Oak Forest Dr., Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 9th day of June, 2010.

Christopher G. Shannon

Nicole Richard Shannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher G. Shannon and Nicole Richard Shannon, the bargainor(s), 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 and official seal at Franklin Tennessee, this 9th day of June, 2010.

Notary Public

My Commission expires: 3/29/11

FILE NO: 06463

