Return to: JTC
22637-3

Box 14A

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael A. Walton and wife, Jessica Q. Walton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric H. Liu and Eunice C. Park, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, Page 16, Register's Office for Davidson County, Tennessee. Said Lot No. 36 fronts 100 feet on the easterly side of Sneed Avenue and runs back between lines, 202.6 feet on the northerly line and 203.2 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Michael A. Walton and wife, Jessica Q. Walton by Warranty Deed from Mark Wenner and wife, Lyndie Wenner, dated 9-17-07 of record in Inst. No. 20070921-0113062, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 4110 Sneed Road, Nashville TN, 37215.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of June, 2010.

BILL GARRETT, Davidson County
Trans:T20100039038 DEEDWARR
Recvd: 06/28/10 09:07 2 pgs
Fees:13.00 Taxes:2552.63
20100628-0050056

Michael A. Walton

Jessica Q. Walton

State of Tennessee )
County of Davidson )

On this 25th day of June, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael A. Walton and Jessica Q. Walton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as their act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 689,900.00.

Affiant

Sworn and subscribed before me on this the 25th day of June, 2010.

Notary Public

My Commission Expires: 10-21-12

NEW OWNER:
Eric H. Liu
4110 Sneed Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SUNTRUST MORTGAGE, INC.
P. O. Box 79041
Baltimore, MD 21279-0041

TAX MAP-PARCEL #:
116-160-115.00