03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110001264 DEEDWARR
Recvd: 01/06/11 09:21 2 pgs
Fees:13.00 Taxes:112.85
20110106-0001677

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $30,500.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me this 30th day of December, 2010

Diane K. Mann
Notary Public
My commission expires: 02/11/13

03-1012-36861.

Address of New Owner:	Send Tax Bills to:	Tax-Information
Seng Joo Siah 2548 Kanlow Drive Antioch, TN 37013	New Owner	162-09-0-C-704

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Magna Bank, fka 1st Trust Bank for Savings,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Seng Joo Siah and wife, Yuping Lin**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit A, Lot No. 17, on the Plan of Cedarwood Condominiums Revised No. 2, Lots 15-44, Section Six, Cedarwood Estates, of record in Book 5200, Page 349, and as established by the Master Deed of record in Book 5707, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Magna Bank, fka 1st Trust Bank for Savings, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated April 12, 2010, recorded April 27, 2010 in Instrument No. 20100427-0031691, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 704 Apple Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 genders.

WITNESS my hand this 30th day of December, 2010.

Magna Bank, fka 1st Trust Bank for Savings

By: _____

Bonnie Garrison
Its Vice President

State Of Tennessee
County Of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bonnie Garrison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of Magna Bank, fka 1st Trust Bank for Savings the within named bargainor, and that she is authorized by Magna Bank, fka 1st Trust Bank for Savings to execute this instrument on its behalf.

Witness my hand in Germantown, TN, this 30th day of December, 2010.

_____
Notary Public
State of Tennessee at Large

My Commission expires

KIM STORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MY COMM. EXP. AUG. 24, 2013