Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110012752 DEEDWARR
Recvd: 03/03/11 08:59 2 pgs
Fees:13.00 Taxes:1788.03
20110303-0016911

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $483,250.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2011.

Notary Public

My commission expires: My Commission Expires September 9, 2014

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michelle L. Kennedy	New Owner	Map 117-2-K, Parcel 4.00CO
2919 Woodlawn Dr		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sean Yung-Hsiang Wang and Chiaojung Jillian Tsai, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle L. Kennedy, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 B shown on Exhibit B of the Master Deed of the Woodlawn/Natchez Condominiums, of record as Instrument No. 20050426-0046490, Register's Office for Davidson County, Tennessee. The subject property is also a part of Lot 12 on Block 6 of E.L. Hampton's Subdivision of the Stokes Tract, of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Sean Yung-Hsiang Wang and wife, Chiaojung Jillian Tsai by Warranty Deed dated June 13, 2005 from O P Properties, of record in Instrument No. 20050616-0068956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 2919 Woodlawn Dr, Nashville, TN 37215.

Map 117-2-K, Parcel 4.00CO is the parcel identification number assigned to the property by the county tax assessor's office.

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 HANDS EFFECTIVE AS OF ~~February 28, 2011.~~ Feb. 26, 2011 SW GW

Sean Yung-Hsiang Wang

Chiaojung Jillian Tsai

STATE OF ~~TENNESSEE~~ Texas)
)
COUNTY OF ~~Williamson~~ Harris)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Sean Yung-Hsiang Wang and Chiaojung Jillian Tsai, the within named Grantor(s), 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, at office, this the ~~28th~~ 26th day of February, 2011.

My Commission Expires: 08/28/2011

Notary Public

H. T. LEE
My Commission Expires
August 28, 2011

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 28th day of February, 2011.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 28th day of February, 2011.

My Commission Expires:_____

Notary Public

20111037R