WARRANTY DEED

R-BR-10-106

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DAVID DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Yi-Jen Hwang	F&M Bank	
102 Forest Oak Drive (ADDRESS)	10 Cadillac Way #100 (NAME) (ADDRESS)	
Durham, NC 27705 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	117-8-B-6.00 CO

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 HALE KELLEHER AND HUSBAND DAVE KELLEHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD YI-JEN HWANG AND JEANNE LEE, HUSBAND AND WIFE, 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 6, REVISED PLAN OF STOKESWOOD CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 438, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6441, PAGE 577, AMENDED IN BOOK 6453, PAGE 620 AND BOOK 6923, PAGE 777, 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 HALE PERCINEL, UNMARRIED BY WARRANTY DEED FROM PAULETTE S. OSBORNE, UNMARRIED, RECORDED ON THE 26TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040326-0034383, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID HALE PERCINEL HAVING SINCE MARRIED AND IS NOW KNOWN AS HALE KELLEHER. DAVID KELLEHER SPOUSE OF HALE KELLEHER JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6200, PAGE 438; CHARTER OF THE HOA OF RECORD IN BOOK 6470, PAGE 149; MASTER DEED OF RECORD IN BOOK 6441, PAGE 577, BOOK 6453, PAGE 620, BOOK 6923, PAGE 777; EASEMENTS OF RECORD IN BOOK 7542, PAGE 424, BOOK 6779, PAGE 669 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 106 Stokeswood Place, 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.

BILL GARRETT, Davidson County
Trans:T20110019792 DEEDWARR
Recvd: 04/05/11 10:15 2 pgs
Fees:13.00 Taxes:962.00
20110405-0026045

Witness my/our hand(s) this 29th day of March, 2011.

Hale Kelleher

Dave Kelleher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hale Kelleher and Dave Kelleher, 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 29th day of March, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

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

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