WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110027401 DEEDWARR
Recvd: 05/09/11 09:49 2 pgs
Fees:13.00 Taxes:377.40
20110509-0035298

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ya Ma Mae and Eh Law Soo	Primelending	1480501800
(NAME)	(NAME)	
360 Leo Lane	18111 Preston Rd #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charles Burnette, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ya Ma Mae and Eh Law Soo, husband and wife**, hereinafter called the Grantees, 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 Lot 33, as shown on the map entitled Haywood Heights, Section 2, of record in Book 2663, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Lot No. 33 fronts 95.0 feet on the northwesterly side of Leo Lane and runs back 224.8 feet on the westerly side and 217.7 feet on the easterly side to a dead line in the rear on which it measures 58.6 feet.

Being the same property conveyed to Charles Burnette by Warranty Deed from Christi S. Murray, Rebecca S. Dugger, Gregory S. Sparks and Delilah Sparks, dated June 25, 2008, and filed of record in Instrument Number 20080709-0070669, Register's Office of Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 360 Leo Lane, 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 and assigns forever; and we do covenant with the said Grantees that we 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; 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 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 our hands this 29 day of **April, 2011**

Charles Burnette

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Charles Burnette**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of **April, 2011**

Notary Public

My commission expires: 5/28/12

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKalb COUNTY