Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

G-VRES-11-2812

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

B Manning
Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2011.

Elaine H. Phelps
Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

ELAINE H. PHELPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

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
Monica Charlene Hanson	FRANKLIN SYNERGY BANK (NAME)	
2812 Westwood Avenue, #B (ADDRESS)	3301 Aspen Grove #200 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	FRANKLIN TN 37067 (CITY) (STATE) (ZIP)	104-14-121.00

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 TOM YAO AND WIFE EMILY YAO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MONICA CHARLENE HANSON, A SINGLE WOMAN, 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 LOT 1-A, JAMES R. KNIGHT SUBDIVISION, ZONE LOT DIVISION OF LOT 1 AND 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6050, PAGE 162, AMENDED IN PLAT BOOK 6250, PAGE 758, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TOM YAO, AN UNMARRIED MAN BY WARRANTY DEED FROM KEN RENARD RICHARDS, UNMARRIED, RECORDED ON THE 25TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020625-0076389, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID TOM YAO HAVING SINCE MARRIED. EMILY YAO, SPOUSE OF TOM YAO JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE 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 6050, PAGE 162, AMENDED IN BOOK 6250, PAGE 758; EASEMENT OF RECORD IN BOOK 7679, PAGE 55 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2812 Westwood Avenue, #B, Nashville, Tennessee 37212
(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:T20110028913 DEEDWARR
Recvd: 05/16/11 10:35 2 pgs
Fees:13.00 Taxes:799.20
20110516-0037168

Witness my/our hand(s) this 12th day of May, 2011.

Tom Yao by Emily Yao Attorney in Fact
Tom Yao by Emily Yao, Attorney in Fact

Emily Yao
Emily Yao

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of May, 2011, before me personally appeared Emily Yao to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tom Yao and who acknowledged that she executed the same as the free act and deed of the said Tom Yao.

Witness my hand and official seal, this the 12th day of May, 2011.

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Yao, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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