Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Le He 2308 Knowles Avenue Nashville, TN 32204	Fifth Third Mortgage Co. P. O. Box 630952 Cincinnati, OH 45263-0952	105-14-0-C-057-CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Diane L. Gregory
Affiant

Subscribed and sworn to before me, this the 24th day of June, 2011.

Mindy Claud
Notary Public

My Commission Expires: 11/7/2011
(Affix Seal)

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

MINDY CLAUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110038514 DEEDWARR
Recvd: 06/28/11 10:30 3 pgs
Fees:18.00 Taxes:869.50
20110628-0049272

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Radford Carlton Stewart a.k.a. Carlton Stewart, unmarried, and Thomas M. Hancock, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Le He,** an unmarried woman **("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. 2308, on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Carlton Stewart, unmarried and Thomas M. Hancock, unmarried by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, recorded on the 21st day of August, 2007 in Instrument No. 20070821-0100059, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Thomas M. Hancock, by Radford Carlton Stewart pursuant to a Power of Attorney executed by Thomas M. Hancock on June 3, 2011, of record in Instrument No. 20110628-0049271, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is improved property located at: **2308 Knowles Avenue, Nashville, TN 32204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **24th** day of **June, 2011.**

GRANTOR(S)

Radford Carlton Stewart

Thomas M. Hancock by Radford Carlton Stewart HIS ATTORNEY IN FACT
Thomas M. Hancock
By: Radford Carlton Stewart, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Radford Carlton Stewart** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **24th** day of **June, 2011.**

L. M. Corriveau
Notary Public

My Commission Expires:

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Radford Carlton Stewart** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Thomas M. Hancock,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **24th** day of **June, 2011.**

L. M. Corriveau
Notary Public

My Commission Expires:

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT "A"
To
Warranty Deed

FROM: Radford Carlton Stewart and Thomas M. Hancock

TO: Le He

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Radford Carlton Stewart, Affiant

Sworn to and subscribed before me this 24th day of June, 2011.

Notary Public

My Commission Expires: _____

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013