03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 27th day of July, 2011.

Diane K Mann
Notary Public
My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. 02-11-2013

03-1105-37110

Address of New Owner:	Send Tax Bills to:	Tax Information
Johnny Tong 2310 Elliott Avenue, #138 Nashville TN 37204	New Owner	105-14-0-C 138.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rebecca Corinne McKay, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Johnny Tong and Jennifer Tong, hereinafter called the Grantees, their successors 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 No. 138, together with the appurtenant interest in the common elements of The Park at Melrose Condominiums, a horizontal property regime, created under Title 66, §27-101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Park at Melrose Condominiums, of record in Instrument No. 20070917-01100745, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca Corinne McKay by deed from Hillview Village Partnership, a Tennessee general partnership, dated March 17, 2008, recorded March 19, 2008 in Instrument No. 20080319-0027533, Register's office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2310 Elliott Avenue, #138, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110046171 DEEDWARR
Recvd: 07/29/11 11:51 2 pgs
Fees:13.00 Taxes:584.60
20110729-0058311

WITNESS my hand this 27th day of July, 2011.

Rebecca Corinne McKay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca Corinne McKay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of July, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

