# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF September, 2011

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-RR-11-640

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 |
|---|---|---|
| Mackie W. Anderson | Franklin American Mortgage Company | |
| 324 Watts Circle | (NAME) 501 Corporate Centre Drive, Ste. 400 | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Franklin, TN 37067 | 90-11-44.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 TEH LI YANG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MACKIE W. ANDERSON, MARRIED, 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 411, CHARLOTTE PARK, SECTION SIX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGES 7 AND 8, 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 TEH LI YANG AND ANGEL YANG, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM KHALID T. KADER AND JENAR KADER, RECORDED ON THE 12TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070112-0005269, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ANGEL YANG, HAVING SINCE DIED ON 3/26/2010, LEAVING TEH LI YANG THE SURVIVING TENANT BY THE ENTIRETY. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF TEH LI YANG.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 2900, PAGE(S) 7 AND 8 AND BOOK 2921, PAGE 412, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved ( X ) property, known as 640 American Road, Nashville, Tennessee 37209
(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:T20110057398 DEEDWARR
Recvd: 09/15/11 13:44 2 pgs
Fees:13.00 Taxes:499.50
20110915-0071748

Witness my/our hand(s) this 6th day of September, 2011.

Teh Li Yang by Lee Yang,
~~Attorney~~ in Fact

Teh Li Yang by Lee Yang,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of September, 2011, before me personally appeared Lee Yang to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Teh Li Yang and who acknowledged he/she/they executed the same as the free act and deed of the said Teh Li Yang.

Witness my hand and official seal, this the 6th day of September, 2011.

Notary Public

My Commission Expires: 5/20/14

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