BILL GARRETT, Davidson County
Trans:T20110062281 DEEDWARR
Recvd: 10/06/11 09:56 3 pgs
Fees:18.00 Taxes:610.13
20111006-0077617

THIS INSTRUMENT PREPARED BY: & RETURN TO:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(s) Address and mail tax statements to:
LILY FONG
301 DEMONBREUN STREET, UNIT 713
NASHVILLE, TN 37201
Customer Reference Number Demonbreun

Property Tax ID#: 093060A07100 CO

WARRANTY DEED

This instrument, made and entered into on this the 3rd day of October, 2011, by and between STEPHEN P. LEE, Married To, CINDY J. LEE, Grantor, and LILY FONG, a married woman, , whose address is 301 DEMONBREUN STREET, UNIT 713, NASHVILLE, TN 37201, Grantee.

Witnesseth:

That for and in consideration of the sum of $164,900.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 301 DEMONBREUN STREET, UNIT 713, NASHVILLE, TN 37201

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

STEPHEN P. LEE

CINDY J. LEE

STATE OF California)

COUNTY OF Los Angeles)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, STEPHEN P. LEE, Married To, CINDY J. LEE, ~~with whom I am personally acquainted~~, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 3 day of October, 2011.

KIMBERLY D. McKENDELL
COMM. #1845209
Notary Public - California
Los Angeles County
My Comm. Expires May 14, 2013

Notary Public
My Commission Expires May 14, 2013

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $164,900.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of October, 2011.

Notary Public
My Commission Expires: 11/7/12

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:
Lilly Fong
301 Demonbreun St.; Unit 713
Nashville, TN. 37201

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
NEW OWNER

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

A certain condominium apartment the First Civil District of Nashville, Davidson County, Tennessee, known as Unit 713 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument 20080225-0018429 and Master Deed for Encore, a Master Condominium of record in Instrument 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Stephen P. Lee and wife, Cindy J. Lee, by deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record in Instrument 20080505-0045848, said Register's Office, dated April 30, 2008.