Return to:
This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11472

BILL GARRETT, Davidson County
Trans:T20110073021 DEEDWARR
Recvd: 11/18/11 10:10 2 pgs
Fees:13.00 Taxes:397.75
20111118-0090345

Send Tax Bills To:
Kathy Joy Townley
900 19th. Avenue South, Unit #801
Nashville, TN 37212

New Owner is:
Kathy Joy Townley
900 19th Avenue South, Unit #801
Nashville, TN 37212

MAP: 092-16-0B

PARCEL: 080.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dong Chen, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kathy Joy Townley, married**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **900 19th Avenue South, Unit #801, Nashville, TN 37212**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being that certain condominium Unit #801 on the Plan of University Square Condominium Apartments, as of record in Plat Book 6900, Page 124 and as described in the Master Deed and By-Laws thereto as of record in Book 7051, Page 529, as amended at Book 7119, Page 884, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with an undivided interest in the General and Limited Common Elements appurtenant thereto.

BEING the same property conveyed to Dong Chen, unmarried, by Warranty Deed from Omar Ahmed Bamatraf, unmarried, dated 6/24/05 and recorded 7/7/05 in Instrument Number 20050707-0078508; re-recorded on 7/13/05 in Instrument Number 20050713-0081255, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of November, 2011.

GRANTOR(S):

DONG CHEN

ACKNOWLEDGEMENT

STATE OF ~~**TENNESSEE**~~ Connecticut
COUNTY OF New-Haven

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dong Chen** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of November, 2011.

NOTARY PUBLIC
My Commission Expires: June 30, 2016

FREDDY A SALMERON NOTARY PUBLIC COMMISSION EXPIRES JUNE 30, 2016 CONNECTICUT

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$107,500.00**.

AFFIANT

SWORN TO and subscribed before me this 16th day of November, 2011.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC,
My commission expires: 10-14-2013