This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ellen M. Mao
115 Windsor Terrace Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
MetLife Home Loans
1555 W. Walnut Hill Lane #200
Irving, TX 75038

MAP 143-1
GROUP A
PARCEL 115

BILL GARRETT, Davidson County
Trans:T20120005671 DEEDWARR
Recvd: 01/24/12 14:43 3 pgs
Fees:18.00 Taxes:477.30
20120124-0006693

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Letticia Fernandez, n/k/a Letticia Fernandez Finlay and husband, Christopher Finlay,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Ellen M. Mao, a single person**, hereinafter called the GRANTEE, her heirs 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 Lot No. 115 on the Plan of Windsor Terrace Condominium, Phase II, Tract "A" , of record in Exhibit "C" to the Amendment to Master Deed of record in Book 7436, page 667 and re-recorded in Book 7464, page 297, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Letticia Fernandez, unmarried by deed dated April 9, 2004 from Jonathon Porter Wilson, unmarried of record in Instrument no. 20040414-0041949, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

*Christohper Finlay, spouse of Letticia Fernadez Finlay, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

This is **improved** property known as **115 Windsor Terrace Dr., Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

WITNESS our hands this the 19th day of **January, 2012.**

✓ Letticia Fernandez Finlay

Letticia Fernandez Finlay

✓

Christopher Finlay

STATE OF
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Letticia Fernandez Finlay and husband, Christopher Finlay**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this the 19th day of January, 2012.

Cassandra B. Hansen
NOTARY PUBLIC

My Commission Expires:

1-20-13

CASSANDRA B. HANSEN
Notary Public - Arizona
Maricopa County
My Comm. Expires Jan 20, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $129,000.00.

M. Hart
AFFIANT

Subscribed and sworn to before me on this 20th day of January, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012