WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120014042 DEEDWARR
Recvd: 02/27/12 12:53 2 pgs
Fees:13.00 Taxes:449.55
20120227-0016713

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE Of TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lin Lin Kee Ling	Regions Bank d/b/a Regions Mortgage	147-16-0-165.00
(NAME)	(NAME)	
5006 Pearson Place	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Conoly Brown and Candace A. Brown, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lin Lin Kee Ling, a married person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Property located in the County of Davidson, Tennessee:
TRACT I: Land in Davidson County, Tennessee, being Lot No. 63 on the Map of Tusculum Fields Subdivision of record in Book 2330, Page 16, REgister's Office for said County, to which reference is made for a more complete description of said lot.

TRACT II: Land in the 5th Civil District of Davidson County, Tennessee, described as follows: Beginning at the Northeast corner of Lot No. 63, as shown on the Plan of Tusculum Fields, of record in Book 2330, Page 16, Register's Office for Davidson County, Tennessee; thence is a generally Easterly direction and following the course of the Northerly boundary line of the said Lot 63, 20.46 feet to a point in the easterly boundary of a tract marked "Reserved", as shown on said Plan of Tusculum Fields; thence with the Easterly boundary of said reserved tract South 5 deg 23' West 70.29 feet to a point; thence in a generally Westerly direction and following the course of the Southerly boundary line of said Lot 63, 14.09 feet to the Southeast corner of said Lot 63; thence with the Easterly boundary of said Lot 63, 70.0 feet to the point of beginning.

Being the same property conveyed to Conoly Brown by Special Warranty Deed dated August 13, 2010, from MorEquity, Inc., and filed for record on August 20, 2010, in Instrument No. 20100820-0065889, Register's Office for Davidson County, Tennessee.
Candace A. Brown joins in this conveyance to convey any and all rights she may have in this property.

Real Property Taxes for the year 2012, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 2330, Page 16, Register's Office of said County.
Restrictive Covenants of record in Book 2495, Page 365 and Bok 6516, Page 624, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5006 Pearson Place, Nashville, TN 37211
(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/or 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/or 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 24th day of February, 2012.

Conoly Brown

Candace A. Brown

State of Tennessee
County of Wilson

Personally appeared before me Conoly Brown and Candace A. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of February, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122