WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120015749 DEEDWARR
Recvd: 03/05/12 08:23 2 pgs
Fees:13.00 Taxes:758.50
20120305-0018716

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hing Nam Hong (USA) Private Holdings LTD	New owner	104-06-N-402.00 CO
(NAME) 402 Rose Hall	(NAME) 2033 Lombardy	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Edwin Stewart Roberson, married, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hing Nam Hong (USA) Private Holdings LTD, a Pennsylvania limited partnership, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 402 on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, Register's Office for Davidson County, Tennessee, which amends Lots 37, 38, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to EDWIN STEWART ROBERSON, by deed from GARRY G. GIBSON and wife, HALA N. GIBSON, of record as Instrument No. 20040805-0094006, dated July 30, 2004, said Register's Office.

This conveyance is subject to: 2012 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, said Register's Office; and any and all restrictions and easements of record.

Said property is not the primary residence of Edwin Stewart Roberson.

unimproved ☐

This is improved ☒ property, known as 402 Rose Hall, Nashville, TN 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 23 day of February, 2012

Edwin Stewart Roberson

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin Stewart Roberson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis this 23rd day of Feb. 2012

Notary Public

My Commission Expires:

CAROLE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 8-24-2013