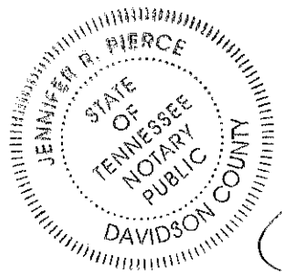
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$45,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 23rd day of May, 2012

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Merli Moreno	New Owner	107-13-O-A-045.00 CO
5062 Mt. View Rd.		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **G & C Brothers, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Merli Moreno**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 945, in Four Maples Condominium, a Horizontal Property Regime as shown on the Plat of record in Book 5200, page 283, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5657, page 438 and as corrected in Book 5660, page 185 and Book 9263, page 512, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to G & C Brothers by Cash Deed for Tennessee from the Secretary of Housing and Urban Development dated 6/6/11 of record in Instrument Number 20110608-0043837, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 283, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5657, page 438; Book 5660, page 185; and Book 9263, page 512, Register's Office for Davidson County, Tennessee.
- Charter of Four Maples Homeowners Association of record in Book 5853, page 14, Register's Office for Davidson County, Tennessee.

This is improved property known as: **945 Coarsey Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 23, 2012.

Davidson County DEEDWARR
Recvd: 05/25/12 16:01 2 pgs
Fees:13.00 Taxes:166.50
20120525-0045747

G & C Brothers, LLC

5/23/12

By: Chaohui Tang, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chaohui Tang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the Managing Member of G & C Brothers, LLC, the within named Grantor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of G & C Brothers, LLC as Managing Member.

WITNESS my hand and seal at office the day and year above written.

Notary Public

My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY