WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-10-13

(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-8430

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kinwa Leung	New owner	08709008700
(NAME)	(NAME)	
4820 Myra Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Allyson Fonfara now known as Allyson Fonfara McClurg** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kinwa Leung and Katrina Leung, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Final Plat of New Hope Estates, Phase One, of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Allyson Fonfara by Deed from The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificate holders of CWABS 2004-02, dated 08/12/2010 and filed for record on 09/24/2010 in Instrument 201009240076221, Register's Office for Davidson County, Tennessee. The said Allyson Fara having since married and now known as Allyson Fonfara McClurg.

All matters as set forth per Plat Book 9700, Page 319, said Register's Office.

Restrictions of record in Book 11665, Page 811, as amended of record in Instrument 200003220029281, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6909, Page 840, said Register's Office.
Joint Use and Dedication of Easement Agreement of record in Book 7216, Page 477, said Register's Office.

Corrected Joint Use and Dedication of Easement Agreement of record in Book 8111, Page 562, said Register's Office.

Easement of record in Book 8111, Page 567, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120042489 DEEDWARR
Recvd: 06/08/12 11:24 2 pgs
Fees:13.00 Taxes:730.75

20120608-0050266

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 4820 Myra Drive, Hermitage, TN 37076

(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 my hand this 31st day of May, 2012.

Allyson Fonfara McClurg

Allyson Fonfara McClurg

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allyson Fonfara McClurg the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of May, 2012.

Tracey Trumphour

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
5107 Maryland Way
Brentwood, TN 37027