WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,300.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

R-SR-12-2825

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Farmer	SAME	
2825 Hazelwood Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		117-04-OB-3.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOYCE LIU, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID W. FARMER AND WIFE, TRACY D. FARMER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 1,2,3 AND 4 OF REVISED HAZELWOOD HEATH SUBDIVISION, OF RECORD IN PLAT BOOK 6200, PAGE 143, AND ALSO KNOWN AS UNIT 3 AS SHOWN ON PLAT OF RECORD AS EXHIBIT "A" OF MASTER DEED 6406, PAGE 287, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING HAZELWOOD HEATH CONDOMINIUMS OF RECORD IN BOOK 6406, PAGE 287, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "A" TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JOYCE LIU, UNMARRIED BY DEED FROM ANTHONY LADD, UNMARRIED OF RECORD IN INSTRUMENT NUMBER 20090605-0052311, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 29, 2009.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 6200, PAGE 143; MASTER DEED OF RECORD IN BOOK 6406, PAGE 287; BY-LAWS OF RECORD IN BOOK 6406, PAGE 323; AND ARTICLES OF INCORPORATION OF RECORD IN BOOK 6788, PAGE 618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2825 Hazelwood Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20120052125 DEEDWARR
Recvd: 07/16/12 10:43 2 pgs
Fees:13.00 Taxes:826.21
20120716-0062247

Witness my/our hand(s) this 25th day of June, 2012.

Joyce Liu by John Gleaves, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of June, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joyce Liu and who acknowledged he/she/they executed the same as the free act and deed of the said Joyce Liu.

Witness my hand and official seal, this the 25th day of June, 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903