9B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30713-07-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me this 18th day of July, 2012. Notary Public My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Edward Siew Adriana Hung 237 Burlington Place Nashville, TN 37215	SunTrust Mortgage Inc 901 Semmes Avenue Richmond, VA 23224	Map and Parcel No.: 117 090 C 03700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard P. Seiter and wife, Deborah L. O'Brien**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward D. Siew and Adriana M. Hung** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 237 Burlington Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20120053625 DEEDWARR
Recvd: 07/20/12 14:21 3 pgs
Fees:18.00 Taxes:2035.00
20120720-0064071

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of July, 2012.

Richard P. Seiter

Deborah L. O'Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard P. Seiter and Deborah L. O'Brien**, 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, at office, this 18th day of July, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Burlington Subdivision as of record in Plat Book 5200, pages 403, 404, 405 and 406, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard P. Seiter and Deborah L. O'Brien, husband and wife, by deed dated May 18, 2005 from James W. Stringer and Irma H. Stringer, of record in Instrument No. 20050523-0057984, Register's Office for Davidson County, Tennessee. Being further conveyed to Richard P. Seiter and Deborah L. O'Brien, as tenants in common, by quitclaim deed from Richard P. Seiter and wife, Deborah L. O'Brien, of record in Instrument No. 20090428-0038219, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Burlington of record in Book 5863, page 796, Book 6046, page 134, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Burlington Cooperative Corporation of record in Book 6504, page 207, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Burlington Cooperative Corporation of record in Book 5869, page 168, amended in Book 7570, page 316, Book 7866, page 386 and Book 8158, page 846, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burlington Homeowners' Association, Inc. of record in Book 6018, page 349, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6929, page 646, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 5200, pages 403 thru 406, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.