24212-8

BOK 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12061195

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2012.

Notary Public

My Commission Expires: November 15, 2015

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20120065360 DEEDWARR
Recvd: 08/31/12 08:34 2 pgs
Fees: 13.00 Taxes: 703.00
20120831-0078701

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bennie Ray Shipley and Yin Lu Shipley 110 Matthew Lane Nashville TN 37215	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215	Tax Parcel ID No. 117-07-0D-016.00 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, **Karen E. Bell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bennie Ray Shipley and Yin Lu Shipley, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 16, PARK GREEN CONDOMINIUMS, AMENDED, as shown on plat of record in Plat Book 6250, Page 253, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Karen E. Bell, unmarried by Warranty Deed from Caroline V. Vickers, unmarried, recorded on the 10th day of September, 2003 in Instrument No. 20030910-0132185, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARK GREEN CONDOMINIUMS, AMENDED, as recorded in Plat Book 6250, Page(s) 253 and Plat Book 5200, Page 719.

Charter of Park Green Homeowners Association, Inc. recorded in Book 6247, Page 869.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PARK GREEN HOMEOWNERS' ASSOCIATION of record in Book 6247, Page 872 , as amended by instrument(s) of record in Book 6453, Page 717 and Book 8430, Page 364; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 110 Matthew Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2012.

Karen E. Bell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen E. Bell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2012.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014