Box:13
File # 6200

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1335

BILL GARRETT, Davidson County
Trans:T20120088749 DEEDWARR
Recvd: 11/20/12 10:59 2 pgs
Fees:13.00 Taxes:880.60
20121120-0107002

WARRANTY DEED

*FRANK LEROY HESS III **FRANK LEROY HESS IV

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank L. Hess, III,** *A.K.A. **and Frank L. Hess, IV,** **A.K.A. hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Anna Yue Jiang,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Unit No. 7 of the 3200 Long Boulevard Townhomes, a condominium, as set of forth in the Master Deed of record as Instrument No. 20050209-0015285, Register's Office for Davidson County, Tennessee, and as shown as part of Exhibit "E-1" of said Master Deed, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq.

Being the same property conveyed to Frank LEROY Hess, III and Frank LEROY Hess, IV, by deed from Regent Homes, LLC dated February 17, 2006, of record as Instrument No. 20060221-0020327, Register's Office for Davidson County, Tennessee. FRANK L. HESS III A.K.A. FRANK LEROY HESS III . FRANK L HESS IV A.K.A. FRANK LEROY HESS IV

Lindsay Hess, spouse of Frank L. Hess, IV joins in the execution of this instrument to convey any marital rights or interest in the subject property. The subject property has not been the residence of Frank L. Hess, III or his spouse.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3200 Long Blvd, #7, Nashville TN, 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 22nd day of October, 2012.

Frank L. Hess III by Frank L. Hess IV

Frank L. Hess, III by Frank L. Hess, IV, his Attorney-in-Fact by attorney in fact

Frank L. Hess IV

Frank L. Hess, IV

Lindsay Hess

Lindsay Hess

State of Tennessee)
County of Davidson)

On this 22nd day of October, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frank L. Hess, IV and Lindsay Hess the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

On this 22nd day of October, 2012, before me personally appeared Frank L. Hess, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank L. Hess, III acknowledged that such person executed the same as the free act and deed of Frank L. Hess, III.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 238,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of October, 2012.

Notary Public

My Commission Expires: _____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

NEW OWNER:
Anna Yue Jiang
3200 Long Blvd, #7
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage
501 Corporate Centre Dr.
Suite 400
Franklin Tn 37067

TAX MAP-PARCEL #:
104-2-3-A-7