AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20120099289 DEEDWARR
Recvd: 12/28/12 08:38 2 pgs
Fees: 13.00 Taxes: 740.00
20121228-0119736

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Nemer and Martha L. Nemer	New owner	104040E51000CO
(NAME)	(NAME)	
4905 Maxmanor Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wing T. Lee and Winnie S. Lee, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert G. Nemer and Martha L. Nemer, husband and wife**, hereinafter called the Grantees, their heirs and 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 Unit 510, 1101 Eighteenth Avenue, South, as shown in Master Deed of record in Instrument No. 20060807-0096688 as re-recorded in Instrument No. 20060817-0101760, as amended in Instrument No. 20090624-0058839, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wing T. Lee and Winnie S. Lee, husband and wife, by deed from Bradley S. Troxel and wife, Lori Troxel, dated May 4, 2009 of record in Instrument No. 20090513-0044138, Register's Office of Davidson County, Tennessee.

Parking Space Number 42 is included as an appurtenance to this Unit. This Appurtenance is Deeded with the Unit and is not Transferable in any fashion except with a Transfer of the Unit.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1101 18th Avenue S. #510, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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.

Witness our hands THIS 21st day of December, 2012.

Wing T. Lee, BY: Scott Troxel, Attorney-In-Fact

Winnie S. Lee, BY: Scott Troxel, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared SCOTT TROXEL, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of WING T. LEE and WINNIE S. LEE, and who acknowledged that HE executed the same as the free act and deed of the said WING T. LEE and WINNIE S. LEE, by virtue of a Power of Attorney, duly executed and appearing of record as Instrument No. 20121228-0119735, Register's Office for Davidson County.

Witness my hand and official seal this 21st day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON