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

39-B
File #12-1469

WARRANTY DEED

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 **Clara Liang, Angela Y. Liang, and Wendy Erdly** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Howard**, 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:

3202 Blair Boulevard, Nashville, TN 37215:

Land in Davidson County, Tennessee, being part of Lot No. 161 on the Map showing R.W. Grizzard's subdivision of part of the Bosley Tract, not of record, being shown as Lot "C" on the map of a revision of certain lots in said subdivision, described according to a survey made by Wm. Collier Parrish Associates, Engineers. June 17, 1995, as follows:

Beginning on the northerly margin of Blair Boulevard at a point 112.5 feet west of the westerly margin of 32nd Avenue South, being the corner of lots "B" and "C"; thence with the line between said two lots northwardly 125 feet thence westwardly and parallel with the northerly margin of Blair Boulevard 56.25 feet to the corner of Lots "C" and "D"; thence with the line between said two lots southwardly 125 feet to the northerly margin of sald Blair Boulevard; thence with same eastwardly 56.25 feet to the beginning.

Being the same property conveyed to Clara Liang, Angela V. Liang, and Wendy Erdly from Steven Kurt Denny, unmarried, dated June 30, 2006, of record in Instrument No. 20060712-0084057, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Steven Kurt Denny, unmarried by deed from Joe M. Phillips, Jr. and E. Lorene Phillips, dated March 9,2000, of record in Instrument No, 200003130025426, Registers Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130000829 DEEDWARR
Recvd: 01/03/13 14:54 3 pgs
Fees:18.00 Taxes:1850.00
20130103-0000993

AND

3204 Blair Boulevard, Nashville, TN 37215:

Land in Davidson County, Tennessee, being parts of Lots Nos. 161 and 162 on the Map showing R.W. Grizzard's subdivision of part of the Bosley Tract, not of record, being shown as Lot "B" on the Map of a revision of certain lots in said Subdivision, described according to a copy of a survey made by William Collier Pardsh Associates, Engineers. June 17. 1995, as follows:

Beginning on the northerly margin of Blair Boulevard 58.25 feet west of the westerly margin of 32nd Avenue. South, and the corner of Lots A and B; thence with the ne between said two lots northwardly 125 feet thence westwardly and parallel with the northerly margin of Blair Boulevard 56.25 feet tome corner of Lots "B" and "C" thence with the line between said two lots southwardly 125 feet to the northerly margin of Blair Boulevard; thence with same margin eastwardly 56.25 feet to the beginning.

Being the same property conveyed to Clara Liang, Angela Y. Liang, and Wendy Erdly from Steven Kurt Denny, unmarried, dated June 30, 2008, of record in Instrument No. 20060712-0084068, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Steven Kurt Denny, unmarried by deed from Joe M. Phillips, Jr. and E. Lorene Phillips, Trustees of the Phillips Living Trust of record in Instrument. 200003130025415 dated March 9,2000, Register's Office for Davidson County, Tennessee.

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: 3202 and 3204 Blair Boulevard, Nashville TN, 37215.

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 12 day of December, 2012.

Clara Liang

Wendy Erdly

State of New York)
County of Queens)

On this 12th day of December, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Clara Liang and Wendy Erdly, 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: NOV. 01, 2013

JOANNE C. LIANG
Notary Public, State of New York
No. 01LI6032399
Qualified in Queens County
Commission Expires Nov. 1, 2013



This is improved property, known as: 3202 and 3204 Blair Boulevard, Nashville TN, 37215.

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 12th day of December, 2012.

Angela Y. Liang

State of New York)
County of New York)

On this 12th day of December, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela Y. Liang, 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: July 3, 2014

SYLVIA VAZQUEZ
Notary Public, State of New York
No. 01VA6148935
Qualified in Kings County
Commission Expires: July 3, 2014

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 500,000.00.

X
Affiant

Sworn and subscribed before me on this the 19th day of December, 2012.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

NEW OWNER:
John Howard
1205 Chickering Rd
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
104-10-174 AND 104-10-175