WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130026510 DEEDWARR
Recvd: 04/02/13 11:33 2 pgs
Fees: 13.00 Taxes: 430.26

20130402-0032318

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,286.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC. 450 St. Andrews Drive, Suite C. Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yen H. Lai	Shelter Mortgage Company LLC	07214016200
(NAME)	(NAME)	
2410 N 16th Street	P.O. Box 240120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Milwaukee, WI 53224	
(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, **Andrea Z. Jones and husband, Michael Lebron Jones**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yen H. Lai, an unmarried person**, 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 Lot No. 17 on the Map of G.A. Pickup's Subdivision of parts of Lots Nos. 23 and 33 in Brownsville, as of record in Book 974, page 43, Register's Office for said County, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Andrea Z. Jones and husband, Michael Lebron Jones, by Warranty Deed from Annie Lee Bell dated May 13, 2005 of record in Instrument No. 20050526-0059418, Register's Office of Davidson County, Tennessee.

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 2410 N 16th Street, Nashville, TN 37206

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 **27th** day of **March, 2013**

Andrea Z. Jones

Andrea Z. Jones

Michael Lebron Jones

Michael Lebron Jones

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ RUTHERFORD

Personally appeared before me, the undersigned authority, **Andrea Z. Jones and Michael Lebron Jones**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **March, 2013**

Carla Johnson

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 11-23-2015