THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030188**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $125,000.00 Affiant Subscribed and sworn to before me, this19th day of April, 2013. Notary Public My Commission Expires: 8/17/2015

BILL GARRETT, Davidson County
Trans:T20130033346 DEEDWARR
Recvd: 04/23/13 15:28 3 pgs
Fees:18.00 Taxes:462.50
20130423-0040385

JAYNE MASTERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ruey-Ching Hwang and Ruth Ruei 7233 Althorp Way, Unit S-11 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-12-0-D 413.00CO

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, **Nathan Lawrence as to a 1/2 interest and Nazar Lawrence and wife, Colleen Lawrence as to a 1/2 interest, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruey-Ching Hwang and Ruth Ruei, Husband and Wife and Markus Hwang, an unmarried person, all as joint tenants with the right of survivorship**, ("Grantees"), their 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 S-11 as shown on Exhibits B2 and B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B of Instrument No. 20050815-0096405 in the Register's Office for Davidson County, Tennessee. Also being part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed by Quitclaim Deed from Jule Lawrence to Nathan Lawrence as recorded on the 4th day of April, 2011 in Instrument No. 20110404-0025754; Quitclaim Deed from Nathan Lawrence and Jule Lawrence, husband and wife to Nathan Lawrence and wife, Jule Lawrence, a one-half undivided interest and Nazar Lawrence and wife, Colleen Lawrence, a one-half undivided interest, as tenants in common as recorded on the 27th day of February, 2007 in Instrument No. 20070227-0024212 and Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Nathan Lawrence and Jule Lawrence, husband and wife as recorded on the 30th day of March, 2006 in Instrument No. 20060330-0036266, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TOWN CENTER HOMES AT LENOX VILLAGE, as recorded in Instrument No. 20050322-0031182, revised at Instrument No. 20061103-0136911 and Exhibit B2 and B3 recorded at Instrument Nos. 20050324-0032209 and 20050815-0096405.

Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20020315-0032826, 20031212-0178492, 20050324-0032209 and 20050815-0096405.

Charter of Lenox Village Town Center Association, Inc. recorded at Instrument No. 20031016-0153550.

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 TOWN CENTER HOMES AT LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825 ; 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.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20011129-0130322, 20040310-0027422 and 20030923-0140666.

Stormwater Detention Agreements recorded in Book 7361, Page 230 and at Instrument Nos. 20020408-0042676 and 20050822-0099609.

This is improved property located at 7233 Althorp Way, Unit S-11 Nashville TN 37211.

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 19th day of April, 2013.

Nathan Lawrence

Nazar Lawrence by Nath his attorney in fact.
Nazar Lawrence by Nathan Lawrence, his attorney-in-fact

Colleen Lawrence by Nath her attorney in fact.
Colleen Lawrence by Nathan Lawrence, her attorney-in-fact

STATE OF Utah)
COUNTY OF Salt Lake)

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

Witness my hand, at office, this 19th day of April, 2013.

Notary Public

My Commission Expires: 2/23/17

VICKI L. FLEMING
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 662605
COMM. EXP. 02-23-2017

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Lawrence, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Nazar Lawrence and Colleen Lawrence, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of April, 2013.

Notary Public

My Commission Expires: 2/23/17

VICKI L. FLEMING
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 662605
COMM. EXP. 02-23-2017