WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,900.00

Kristin Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2013.

S. T. M.
Notary Public

MY COMMISSION EXPIRES: 7-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tong Wang	~~NEW OWNER~~ SUNTRUST MORTGAGE, INC.	142110B02400CO
(NAME)	(NAME)	
800 Magnolia Court E	901 SEMMES AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3466	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary Lynn Woodruff , married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tong Wang, married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 24, on the Plan of Magnolia Place, as shown on plat of record in Plat Book 7900, page 729, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mary Lynn Sain, unmarried by Deed from Lisa M. Meister, unmarried, dated 03/29/2004 and filed for record on 04/07/2004 in Instrument 20040407003982, Register's Office for Davidson County, Tennessee. The said Mary Lynn Sain is now known as Mary Lynn Woodruff.

*Christopher Bertrum Woodruff, husband of Mary Lynn Woodruff, joins in this instrument to convey any and all interest in said property.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 7900, Page 179, Plat Book 7900, Page 729, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9367, Page 807, said Register's Office.
All matters including but not limited to an Easement of record in Book 4973, Page 637, Book 7788, Page 977, said Register's Office.
Agreement for Dedication of Easement for Sewer Line of record in Book 7803, Page 640, said Register's Office.
Charter of record in Book 9391, Page 887, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

BILL GARRETT, Davidson County
Trans:T20130033353 DEEDWARR
Recvd: 04/23/13 15:37 2 pgs
Fees:13.00 Taxes:732.23

20130423-0040389

File No.: 01288-14162
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 800 Magnolia Court E, Nashville, TN 37221-3466
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their heirs and/or 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 my hand this 18th day of April, 2013.

Mary Lynn Woodruff

Christopher Bertrum Woodruff

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lynn Woodruff and Christopher Bertrum Woodruff, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of April, 2013.

Notary Public
My Commission Expires: 11/10/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY