WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130059084 DEEDWARR
Recvd: 07/11/13 12:17 2 pgs
Fees: 13.00 Taxes: 2189.66

20130711-0071776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $591,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/7/16

(AFFIX SEAL)

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lianhong Tang	SunTrust Mortgage, Inc.	104-06-0Q-001.00 CO
(NAME)	(NAME)	
7461 Riverbend Circle	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rachel Moore West, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lianhong Tang and Ying Jin, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 85-A together with the appurtenant interest in the common elements of Marlborough Avenue Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060512-0055811, Davidson County, Tennessee. Said Unit being depicted on the Condominium Site plan attached as Exhibit "A" to the aforementioned Master Deed and being located on the plan of Bransford Realty Company's West End Heights Subdivision of record in Book 332, Page 124 and 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel Moore West by Warranty Deed from Prime Motive Builders LLC, recorded on the 6th day of October, 2008 in Instrument No. 20081006-0101446, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is Improved ☑ property, known as 3408A Marlborough Avenue, Nashville, TN 37212
(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 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, 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 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 my hand this 25th day of June, 2013.

Rachel Moore West

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rachel Moore West**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
6/21/16

Notary Public,

TAMARA M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016