256,500.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063809 DEEDWARR
Recvd: 07/26/13 09:43 2 pgs
Fees:13.00 Taxes:949.05

20130726-0077511

G-VRES-13-2822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 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

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Valerie Maloney (NAME)	**SWBC Mortgage Corporation** (NAME)	**104-14-F-13.00CO**
1010 Metairie Rd. (ADDRESS)	**9311 San Pedro Ave. Suite 100** (ADDRESS)	
Metairie, LA 70005 (CITY) (STATE) (ZIP)	**San Antonio, TX 78216** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **PHILIP S. KUO AND LAURA KATHRYN KUO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VALERIE MALONEY, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13, WOODLAWN COURT CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 862-863 AND MASTER DEED RECORDED IN BOOK 7792, PAGE 360 AMENDED AT INSTRUMENT NO. 20020911-0110792, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM YING MING KUO AND WIFE, FU-CHIN SHIH KUO TO PHILIP S. KUO AS RECORDED ON THE 12TH DAY OF MAY, 2008 IN INSTRUMENT NO. 20080512-0048716 AND WARRANTY DEED FROM RACHEL E. TANIGES, AN UNMARRIED PERSON TO PHILIP S. KUO, UNMARRIED AND YING MING KUO AND WIFE, FU-CHIN SHIH KUO AS RECORDED ON THE 19TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010619-0065166, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 862 AND 863; CHARTER OF RECORD IN BOOK 7794, PAGE 952 AMENDED IN BOOK 8237, PAGE 335; MASTER DEED OF RECORD IN BOOK 7792, PAGE 360, AMENDED IN INSTRUMENT NO. 20020911-0110792; EASEMENT FOR STORM WATER DETENTION AGREEMENET OF RECORD IN BOOK 7264, PAGE 166; EASEMENT OF RECORD IN BOOK 6237, PAGE 572 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **2822 Woodlawn Drive Nashville, Tennessee 37215**
(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 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 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/our hand(s) this 23rd day of July, 2013.

Philip S. Kuo

Laura Kathryn Kuo

STATE OF Tennessee
COUNTY OF Davidson

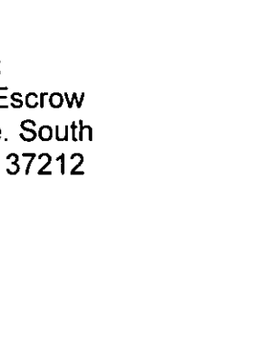
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip S. Kuo and Laura Kathryn Kuo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212