BILL GARRETT, Davidson County
Trans:T20140002986 DEEDWARR
Recvd: 01/14/14 13:19 3 pgs
Fees:18.00 Taxes:1106.30

20140114-0003751

BOX 50-3

RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
718983 037340
Jason Benzinger

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Chelsea Dugan	(NAME) Synovus Mortgage Corp.	104-02-4A-210.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 3100 West End Circle #206	(STREET ADDRESS) 2204 Lakeshore Dr. Ste 325	
(CITY) (STATE) (ZIP) Nashville, TN 37203	(CITY) (STATE) (ZIP) Birmingham, AL 35209	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Mandy Hwang, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Chelsea Dugan, an unmarried woman the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 299,000.00

Affiant Robin Edwards

Subscribed and sworn to before me this 10th day of January 2014

My commission expires:

Notary Public: Janice H. Collins

JANICE H. COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
(Affix Seal)

This is unimproved ( ), known as 3100 West End Circle, Apt. 206, Nashville, TN 37203
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 10th day of December, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mandy Hwang

Mandy Hwang

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, Linda L. Helland, a Notary Public in and for said County and State, Mandy Hwang, the within named bargainor Single (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2013.

Linda L Helland

Notary Public
My Commission Expires: 5/2/17

(This area for official notarial seal)

LINDA L. HELLAND
Notary Public, State of Texas
My Commission Expires
May 02, 2017

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 206 of the 3100 West End Circle Condominiums as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No, 20060419-0044895. amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated. Title 66, Chapter 27 Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

Being the same property conveyed to Mandy Hwang by Warranty Deed from Joseph Sanfilippo of record at Instrument No. 20090910-0084773, Register's Office for Davidson County, Tennessee, dated August 18, 2009 and recorded on September 10, 2009 and Affidavit of Scriveners Error recorded in Instrument No. 20100910-0071926, Register's Office for Davidson County, Tennessee.