THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140019161 DEEDWARR
Recvd: 03/21/14 14:52 2 pgs
Fees:13.00 Taxes:425.50
20140321-0023568

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***115,000.00.

Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 19th day of March, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Luc Van Kaer 900 19th Avenue, South #1004 Nashville, Tennessee 37212	Luc Van Kaer 2619 Ashwood Avenue Nashville, Tennessee 37212	MAP 092-16-0 B PARCEL 099.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifteen Thousand and 00/100 Dollars ($***115,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Robert E. Maddox and wife, Donna K. Maddox, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Luc Van Kaer and Lan Wu, husband and wife, (hereinafter called the "GRANTEE"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1004, Level 12, of University Square Condominium Apartments as shown on the Plan of record in Book 6900, Page 124, Register's Office for said County, and as established by Master Deed of record in Book 7051, Page 529, said Register's Office, as amended in Book 7119, Page 884, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit "A" of said Master Deed.

BEING the same property conveyed to Donna K. Maddox and Robert E. Maddox, an estate by the entireties, by Deed dated March 1, 1994, from Robert E. Maddox of record in Book 9357, page 821, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 900 19th Avenue, South #1004, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of University Square Homeowner's Association of record in Book 7078, Page 443, in the Register's Office for Davidson County, Tennessee.

4. Grant of Public Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through The Power Board of said Government of record in Instrument Number 20130906-0094167, in the Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 19th day of March, 2014.

Robert E. Maddox

Donna K. Maddox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Maddox and Donna K. Maddox, the bargainors, 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 19th day of March, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY