Warranty Deed

BILL GARRETT, Davidson County
Trans:T20140023426 DEEDWARR
Recvd: 04/07/14 14:42 2 pgs
Fees:13.00 Taxes:757.67
20140407-0028984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $204,777.00.

Affiant

Subscribed and sworn to before me, this the 26th 28th day of March, 2014.

Notary Public

My commission expires: N/A

Ronald Pasekowitz
Chief of Consular Section
United States of America

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ying Lu		
3459 Golf Club Lane	NEW OWNER	117-07-0-F-011.00 CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON L. EASTWOOD, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YING LU,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 11 of Brighton Court Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Brighton Court Condominium of record in Book 6629, Page 532, as supplemented in Book 6912, page 158 and amended in Book 6912, page 163, Book 9315, page 795 and Book 10364, page 141, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Jason L. Eastwood, unmarried by Warranty Deed from Janet R. Naifeh, an unmarried woman, of record at Instrument No. 20031114-0166992, Register's Office for Davidson County, Tennessee, dated November 07, 2003 and recorded on November 14, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3459 Golf Club Lane, Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of March, 2014.

Jason L. Eastwood

STATE OF _____
COUNTY OF _____

REPUBLIC OF ECUADOR]
PROVINCE OF GUAYAS]
CITY OF GUAYAQUIL]SS
CONSULATE GENERAL OF THE]
UNITED STATES OF AMERICA]

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason L. Eastwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of March, 2014.

Notary Public

Ronald Packouitz
Chief of Consular Section
United States of America

My Commission Expires: N/A

Ruth Viviana Rodriguez, spouse of **Jason L. Eastwood**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Ruth Viviana Rodriguez

STATE OF _____
COUNTY OF _____

REPUBLIC OF ECUADOR]
PROVINCE OF GUAYAS]
CITY OF GUAYAQUIL]SS
CONSULATE GENERAL OF THE]
UNITED STATES OF AMERICA]

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