THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140039268 DEEDWARR
Recvd: 06/04/14 13:45 2 pgs
Fees:13.00 Taxes:585.53
20140604-0048461

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,250.00.

Barbara M Sung
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2014

R. L. MOORE
NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara M. Sung	New Owner	
104 Beech Bend Court		14214018900
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Zina M. Bauman, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara M. Sung, unmarried, and and Ly-Chin Sung and husband, Yu-Te Sung, all as tenants in common with rights of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 706 on the Plan of Section Three Harpeth Woods of record in Plat Book 5200, Page 270, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 706 fronts 154.1 feet on the broken northerly margin of Beech Bend Court and extends back 157.0 feet on the northwesterly line and 123.9 feet on the easterly line to a dead line in the rear, measuring 66.0 feet thereon.

Being the same property conveyed to Zina M. Bauman by deed from James T. Bolles, unmarried of record in Book 11024, Page 580, Register's Office for Davidson County, Tennessee, dated July 16, 1998 and recorded on July 17, 1998.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **104 Beech Bend Court, Nashville, TN 37221.**

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 the 30 day of May, 2014.

Zina M. Bauman

Zina M. Bauman

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 **Zina M. Bauman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of May, 2014.

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: March 8, 2016

Notary Public