WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

James Thomas Smith Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2014.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-KW-14-320-G7

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Thomas Smith, Jr.	**James Thomas Smith, Jr.**	
(NAME)	(NAME)	
320 Welch Road, Unit G-7	same	**133-15-0A-043.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, I/we **JI MA, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES THOMAS SMITH, JR., UNMARRIED** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. G-7 of Pagoda Condominiums, 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 establishing Pagoda Condominiums of record in Book 6111, Page 22, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ji Ma by deed from Randy L. Perry and wife Margaret Perry of record in Instrument No. 20110318-0021346 Register's Office for Davidson County, Tennessee, dated March 16, 2011 and recorded on March 18, 2011.

This conveyance is subject to:
- Plan of record in Plat Book 3700, Page 61;
- Covenants, Conditions and Restrictions of record in Book 6111, Page 22, Book 9445, Page 492, Book 9922, Page 495 and Book 10458, Page 936;
- Charter of record in Book 6110, Page 98;
- Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6548, Page 125 and Book 8870, Page 923;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Welch Road, Unit G-7, Nashville, Tennessee 37211**.

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.

BILL GARRETT, Davidson County
Trans:T20140044129 DEEDWARR
Recvd: 06/23/14 09:12 2 pgs
Fees:13.00 Taxes:92.50
20140623-0054370

Witness my/our hand(s) this the ~~20th~~ 19th DAY OF JUNE, 2014.

Ji Ma

STATE OF ILLINOIS
COUNTY OF LAKE

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

Witness my hand and official seal, this the ~~20th~~ 19th of June, 2014.

Notary Public
My Commission Expires: July 20, 2017
(SEAL)

OFFICIAL SEAL
ELLIAN WILES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires July 20, 2017

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212