WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085817 DEEDWARR
Recvd: 11/13/14 15:36 2 pgs
Fees:13.00 Taxes:980.50
20141113-0104983

Y-VRES-14-2115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2014.

Notary Public

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

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
David Yung Wu	**CMG Mortgage, Inc**	
(NAME) **2115 Yeaman Place, Unit 403**	(NAME) **3160 Crow Canyon Road, Ste 400**	**082-15-0A-069.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **San Ramon, CA 94583**	
(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 **MICHAEL B. WESTERFIELD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID YUNG WU, 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. 403 of 5th and Main 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 establishing 5th and Main Condominium of record in Instrument No. 20060630-0078751, as amended in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827 and 20120409-0030284, 20121017-0095419, 20120820-0074741, 20130911-0096032, 20140804-0069914, 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Michael B. Westerfield, a single person by deed from Vth 5th and Main, LLC, a Delaware limited liability company of record in Instrument No. 20120814-0072465 Register's Office for Davidson County, Tennessee, dated August 9, 2012 and recorded on August 14, 2012.

This conveyance is subject to:
- All matters shown on the Plat as Exhibit "C" to the Master Deed of record in Instrument No. 20060630-0078751;
- Master Deed of record in Instrument No. 20060630-0078751, as amended in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827 and 20120409-0030284, 20121017-0095419, 20120820-0074741, 20130911-0096032, 20140804-0069914;
- Attorney's Certificate of record in Instrument No. 20060630-0078752;
- Quitclaim and Assignment of Declarant Rights of record in Instrument No. 20110304-0017580;
- Restrictive Covenants of record in Book 10078, Page 364, as supplemented in Book 10169, Page 1, and Book 11625, Page 241;
- Covenants set out in Deed of record in Instrument No. 20060630-0078750;
- HOA Charterof record in Instrument No. 20060626-0076032;
- Easements for utilities retained in Metropolitan Council Ordinance No. 64-257;
- Stormwater Detention Agreement of record in Instrument No. 20050623-0072082;
- Grant of Overhead Line Easement of record in Instrument No. 20070228-0024576;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20050623-0072133 and 20050623-0072134, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Place, Unit 403, Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 10th DAY OF NOVEMBER, 2014.

11-10-14

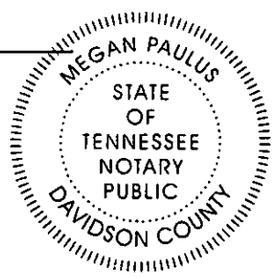
Michael B. Westerfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL B. WESTERFIELD, 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 10th of November, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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