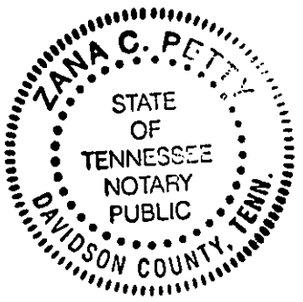
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William K. Ritter, III	William K. Ritter, III	Parcel ID:
4312 Morriswood Drive	500 Paragon Mills Rd., Unit M-9	133110A07600CO
Nashville, TN 37204	Nashville, TN 37211	

FOR AND IN 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

Guillermo Ling and wife, Ingrid Patricia Ling

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Patricia Marchant, unmarried a Life Estate and William K. Ritter, III, married, the remaindermen
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 Unit No. M-9 of Canterbury Hall Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 9441, Page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Canterbury Hall Condominiums, as of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Guillermo Ling by Quitclaim Deed from Guillermo Ling and Romelia Ling of record in Book 11257, Page 137, said Register's Office, dated December 3, 1998. See also Quitclaim Deed of record in Book 10602, Page 195, and Deed of record in Book 10545, Page 136, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5440, Page 255 amended in Book 5441, Page 819 and Book 5440, Page 298 amended in Book 5865, Page 101, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 9441, Page 819, said Register's Office.

Power of Attorney of record in Instrument 20150127-0007626, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 500 Paragon Mills Road, Unit M-9, Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20150006444 DEEDWARR
Recvd: 01/27/15 10:17 2 pgs
Fees:13.00 Taxes:197.95
20150127-0007627

Witness our hands this 26th day of January, 2015.

Guillermo Ling by Karen C. Neal, Attorney in Fact

Ingrid Patricia Ling by Karen C. Neal, Attorney in Fact

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, Karen C. Neal, 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 on behalf of Guillermo Ling and Ingrid Patricia Ling as his/her/their Attorney in Fact as the free act and deed of the within named Guillermo Ling and Ingrid Patricia Ling

Witness my hand and official seal at Nashville, Tennessee the 26th day of January, 2015.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.