WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031131 DEEDWARR
Recvd: 04/24/15 10:13 2 pgs
Fees:13.00 Taxes:518.00
20150424-0036796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of APRIL 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew J. Fung-A-Fat, an unmarried man	Avenue Bank	131 05 0B 443.00
(NAME)	(NAME)	
443 Summit Ridge Place	111 10th Ave S #400	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer Moore Williams and Allan Williams, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew J. Fung-A-Fat, an unmarried man,** 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:

A certain Condominium Apartment in Davidson County, Tennessee being Unit 443, Four Seasons Condominium Development with and undivided percentage interest in Common elements appurtenant to said unit, as established under Master Deed of record in Book 6841, Page 349, in Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jennifer Moore, an unmarried person by Warranty Deed from Richard Faquin and wife Darlene Faquin dated December 18, 2006 and recorded January 2, 2007 in Instrument No. 20070102-0000623, in said Register's Office for Davidson County, Tennessee. Jennifer having since married and is now known as Jennifer Moore Williams. Alan Williams joins in the execution of this Deed to convey any interest he may have in subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-151121

unimproved ☐

This is improved ☒ property, known as 443 Summit Ridge Place, 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 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, has 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 our hands this 17th day of April, 2015.

Jennifer Moore Williams

Jennifer Moore Williams

Allan Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Jennifer Moore Williams and Allan Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2015.

Laurie Mathis Harris

Notary Public

My Commission Expires: ~~March 25, 2018~~ 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: MFR-151121