Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150044045 DEEDWARR
Recvd: 06/04/15 14:23 2 pgs
Fees:13.00 Taxes:554.63
20150604-0052482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2015.

Notary Public

My commission expires: 9/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jennifer M. Quiroz	Summit Funding Inc	
7233 Althorp Way, #11	2241 Harvard St. Ste 200	172-12-0D-413.00-CO
Nashville, TN 37211	Sacramento, CA 95815	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RUEY-CHING HWANG AND RUTH RUEI, HUSBAND AND WIFE, AND MARKUS HWANG, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER M. QUIROZ, UNMARRIED,**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AD 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 S-11 as shown on Exhibits B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Nathan Lawrence by Quitclaim deed from Jule Lawrence of record in Instrument No. 20110404-0025754 Register's Office for Davidson County, Tennessee, dated March 25, 2011 and recorded on April 04, 2011.

(Value of consideration shown in aforementioned deed $0.00.) Being the same property conveyed to Ruey-Ching Hwang and Ruth Ruei, husband and wife and Markus Hwang, an unmarried person, all as joint tenants with the right of survivorship by Warranty deed from Nathan Lawrence as to a 1/2 interest and Nazar Lawrence and wife, Colleen Lawrence as to a 1/2 interest, as tenants in common of record in Instrument No. 20130423-0040385 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 23, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 7233 Althorp Way, #11, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2015.

Ruey-Ching Hwang

Ruth Ruei by Ruey-Ching Hwang her Attorney-in-Fact

Markus Hwang by Ruey- Ching Hwang his Attorney-in-Fact

STATE OF Connecticut
COUNTY OF New London

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ruey-Ching Hwang, individually and as attorney in fact for Ruth Ruei and Markus Hwang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2015.

Notary Public

My Commission Expires:

FRANCES Y. GALLAGHER
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2020

FRANCES Y. GALLAGHER NOTARY PUBLIC CONNECTICUT