NEW OWNER:

SAM WEICHIH SUN
623 LONGHUNTER COURT
NASHVILLE, TN 37217

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0653

Map & Parcel 135080A62300CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150054883 DEEDWARR
Recvd: 07/08/15 08:45 3 pgs
Fees:18.00 Taxes:284.90
20150708-0065942

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Seven Thousand and 00/100 Dollars ($77,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WAYNE LEE MOSS and wife, JENNIFER LEE MOSS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SAM WEICHIH SUN**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 623 of Nashboro Village Nineteen Condominium, a condominium horizontal property regime established by Master Deed of record in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee, to which Master Deed specific reference is hereby made for a more particular description of said Unit, and any and all limited common elements and common elements related thereto.

Being the same property conveyed to WAYNE LEE MOSS and JENNIFER LEE MOSS, husband and wife, as tenants by the entirety by Quitclaim Deed from Jennifer Lee Moss, formerly known as Jennifer L. Thorman a married woman, dated April 15, 2014, and of record in Instrument No. 20140422-0033876, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Jennifer L. Thorman by Special Warranty Deed from HomeComings Financial Network, Inc., dated November 21, 2003, and of record in Instrument No. 20031201-0172244, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **623 LONGHUNTER COURT, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the Master Deed of record at Book 5333, Page 957, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of June, 2015.

Wayne Lee Moss
WAYNE LEE MOSS

Jennifer Lee Moss
JENNIFER LEE MOSS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WAYNE LEE MOSS and wife, JENNIFER LEE MOSS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2015.

Gwendolyn Shores
NOTARY PUBLIC

My commission expires: 7-20-15

GWENDOLYN SHORES
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$77,000.00** .

Wayne Lee Mar

AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2015.

Gwendolyn Shores

NOTARY PUBLIC

My commission expires: 7-20-15

GWENDOLYN SHORES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY