Davidson County	DEEDWARR
Recvd: 12/09/15 11:34	4 pgs
Fees:23.00 Taxes:357.05	
20151209-0123926	

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $96,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of December, 2015.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Syda Ung	SAME AS NEW OWNER	108070B14100CO
(NAME)	(NAME)	
243 Timberway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Clarence Carson Parks, III and Nicole Maria Formato, Trustees of the Lorenzo Formato Family Trust UTD 01/29/2015,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Syda Ung**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. 141 as specified on the Plan of Timber Lake Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6549, page 475, as clarified in Book 6561, page 141; and as corrected in Book 7153, page 617, Register's Office for Davidson County, Tennessee, including without limitation those By-Laws appended thereto, 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 plan of Timber Lake Condominium for placement of Units, as shown as Exhibit to the aforementioned Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Clarence Carson Parks, III and Nicole Maria Formato, Trustees of the Lorenzo Formato Family Trust UTD 01/29/2015 by deed from Jody Drake a/k/a Jody Jennifer L. Drake f/k/a Jody J. L. Bullard, now an unmarried individual and F. Jane Drake a/k/a Floretta J. Drake, an unmarried individual, of record in Instrument No. 20150413-0032408, Register's Office of Davidson County, Tennessee.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 243 Timberway Drive, Nashville, TN 37214

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), forever. I/We covenant with 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 set out herein. 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 GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of December, 2015.

LORENZO FORMATO FAMILY TRUST UTD 01/29/2015

Trustee

Clarence Carson Parks, III, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence Carson Parks, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of Lorenzo Family Formato Trust UTD 01/29/2015, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 1st day of December, 2015.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

LORENZO FORMATO FAMILY TRUST UTD 01/29/2015

Nicole Maria Formato, Trustee

STATE OF Pennsylvania
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Maria Formato, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledgedherself as Trustee of Lorenzo Family Formato Trust UTD 01/29/2015, and in his capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 1st day of December, 2015.

Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert D. Coleman, Notary Public
Chestnuthill Twp, Monroe County
My commission expires May 31, 2019

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Celia Stewart Rouse

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18



(SEAL)