WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160002047 DEEDWARR
Recvd: 01/08/16 15:11 2 pgs
Fees:13.00 Taxes:333.00
20160108-0002239

G-VRES-15-0609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Yang	**New Owner**	
(NAME)	(NAME)	
339 Summit Ridge Circle	**New Owner**	**082-07-0-243.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STEWART L. VOIT, II, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL YANG, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 20th Ward of the City of Nashville, Davidson County, Tennessee, as follows: Beginning at the intersection of the Easterly line of North Second, formerly Harris Street, with the Northerly line of an alley (which is about 324 feet Southerly from the Southerly line of Grace Avenue, formerly Josephine Street), thence Northwardly with the Easterly margin of said North Second Street 46-2/7 feet to the Southwest corner of a lot conveyed to Kate House by Deed from W. C. Atkinson, Trustee of record in Book 226, page 558; Register's Office for said County, thence with House's Southerly boundary line Eastwardly 150 feet to an alley thence with the Westerly margin of said alley Southwardly 46-2/7 feet to a point in the Northerly margin of the first-mentioned alley' thence with the Northerly margin of said alley, Westwardly 150 feet to the beginning.

Being the same property conveyed to Stewart L. Voit, II, single by Special Warranty Deed from Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A. fka Norwest Bank Minnesota N.A. solely as Trustee for Bear Stearns Asset Backed Securities I Trust 2007-AC6 Asset Backed Certificates of record in Instrument No. 20130605-0056829 Register's Office for Davidson County, Tennessee, dated April 9, 2013 and recorded on June 5, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20000921-0093905, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 N 2nd Street, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF JANUARY, 2016.

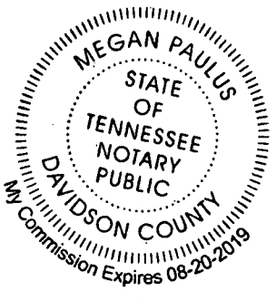
Stewart L. Voit, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEWART L. VOIT, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212