WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/20/05 15:05 2 pgs
Fees:13.00 Taxes:4403.00

20050620-0070720

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke P. Chang and Shu J. Chang	SAME	Map 70-13-0-B
(NAME)	(NAME)	Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9,
640 Spence Lane		
(ADDRESS)	(ADDRESS)	10, and 11
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ESSEX DEVELOPMENTS, A PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **LUKE P. CHANG AND WIFE, SHU J. CHANG,** 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:

Land in the 23rd Civil District of Davidson County, Tennessee, Councilmanic District 1, 3101 Clarksville Highway; being part of Block No. 5, Map of G.T. Sheegog's Subdivision at Bordeaux, Book 421, page 191, Register's Office, Davidson County, Tennessee, Map 70-13, Parcel 128, and more particularly described as follows: Located on the north bank of the Cumberland River and northwest corner of the Bordeaux Bridge (west side of Clarksville Pike North of Bordeaux Bridge), and beginning at a new iron pin set on the west side of Clarksville Pike, located some 736 feet more or less from the centerline of Hamilton Road and closely adjacent to a power pole, running with said west side of Clarksville Pike south 53 deg 09' 52" E 362 feet along a sidewalk and passing the north end of the Bordeaux Bridge, to a point in the approximate highwater line of the Cumberland River; thence running generally southwest with said highwater line 195 feet, more or less; thence leaving said highwater line and running north 53 deg 09' 52" W 380 feet, passing a treeline, to an old iron rod set some 30 feet, more or less, southeast of a fenceline; thence running north 36 deg 50' E 195.00 feet to the point of beginning, containing approximately 72,150 total square feet area, more or less, or 46,360 square feet, more or less, usable area, by reason of steep slopes and bluffs located on the south (Cumberland River) and west sides of said tract of land, according to survey of Monroe Elliot, TN Lic No. 1421, dated September 19, 1986.

Being the same property conveyed to Essex Developments, a partnership by warranty deed from H.W. Caldwell & Son, Inc., a Tennessee corporation, recorded on the 27th day of July, 1988 in Deed Book 7611, page 128, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) restrictive covenants of record in Book 7682, page 244, said Register's Office; (c) Master Deed of record in Book 7862, page 250, amended in Book 8430, page 823, said Register's Office; (d) all easements and lease agreements, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3101 Clarksville Pike, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 its hand this 20th day of June, 2005.

Essex Developments

By: _____
Fred A. Scott, Partner

_____
Barbara J. Scott, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Fred A. Scott and Barbara J. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of Essex Developments, the within named bargainor, a Tennessee Partnership, and that they as such Partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as Partners.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public