THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29672-08-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $389,900.00. Affiant Subscribed and sworn to before me this 13th day of August, 2010. Notary Public My Commission Expires: SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SELINA KNIGHT *NOTARY PUBLIC* STATE OF TENNESSEE My Commission Expires May 2, 2011

WARRANTY DEED

Address New Owner: Angela Myers, Chase Myers 801 Cherry Laurel Court Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 060 H 00400 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leland Y. Tsao, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Myers and husband, Chase Myers** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 801 Cherry Laurel Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2010.

Leland Y. Tsao by Attorney In Fact
Leland Y. Tsao
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD G. PATTERSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said LELAND Y. TSAO and is authorized by the said LELAND Y. TSAO, to execute this instrument on his behalf.

Witness my hand, at office, this 13th day of August, 2010.

Notary Public

My Commission Expires:

KENNETH M. BROCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

See POA of record in Instrument No 20100820006606

Davidson County, Tennessee, Register of Deeds.

BILL GARRETT, Davidson County
Trans:T20100051891 DEEDWARR
Recvd: 08/20/10 11:39 2 pgs
Fees:13.00 Taxes:1442.63

20100820-0066007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Phase 1, Village of Cherry Glen, as of record in Plat Book 9700, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description,

Being the same property conveyed to Leland Y. Tsao, a single person by deed dated 05/22/97 from Cherry Glen Partners, L.P., a Tennessee limited partnership of record in Book 10464, page 711, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. City/County taxes for the year 2010, having been prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Village of Cherry Glen of record in Book 9882, page 739, amended in Book 11186, page 932 and Instrument No. 20011206-0134252, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Burton Hills, of record in Book 6517, page 522, amended in Book 9882, page 733, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. By-Laws of Village of Cherry Glen Association, Inc., of record in Instrument No. 20000201-0011736, amended and restated in Instrument No. 20000324-0030195, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Village of Cherry Glen Association, Inc. of record in Book 9983, page 930, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 9700, page 66, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 9700, page 182, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6900, page 304, Register's Office for Davidson County, Tennessee.