(2)

File No. 100651

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100054735 DEEDWARR
Recvd: 09/01/10 12:11 2 pgs
Fees:13.00 Taxes:900.95
20100901-0069503

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF ~~DAVIDSON~~ Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF AUGUST, 2010.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES 05-06-13
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Phillip Chan	New Owner	172-05-0B-081.00-CO
(NAME) 5812 Sterling Oaks Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, **Jason Matson, Jordan Matson and Jessica Matson, Heirs at Law of Sandra K. Whipple, and Jason Matson, Administrator of the Estate of Sandra K. Whipple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Phillip Chan and wife, Amy C. Chan,** 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of Sterling Oaks, Phase II, as of record in Plat Book 11190, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra Whipple, unmarried, by Warranty Deed from Kyung S. Han and Yoon K. Seo, husband and wife, dated August 28, 2006 and recorded September 6, 2006 as Instrument No. 20060906-0109974, rerecorded as Instrument No. 20070116-0006501 and as Instrument No. 20070227-0024067, in the Register's Office of Davidson County, Tennessee. The said Sandra Whipple having since died intestate on April 14, 2010, and pursuant to Probate Case No. 10P760, filed May 17, 2010 in the Probate Office of Davidson County, Tennessee, subject property is vested in her heirs at law, Jason Matson, Jordan Matson and Jessica Matson, with Jason Matson being appointed Administrator of the Estate of Sandra K. Whipple. The said Sandra Whipple is also known as Sandra K. Whipple.

Subject to all matters shown on plat of record in Plat Book 11190, page 141; all matters shown on PUD Boundary Plat in Plat Book 9700, page 770; Declaration of Covenants, Conditions and Restrictions of record in Book 10951, page 547, as amended in Book 11514, page 959; Conveyance of Common Areas in Instrument No. 20050510-0052774; Charter in Book 10951, page 540, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5812 Sterling Oaks Dr., Brentwood, TN 37027
(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 my hand this 26th day of August, 2010.

Jordan Matson, Heir-at-Law of Sandra K. Whipple

Jason Matson, Heir-at-Law of Sandra K. Whipple

Jessica Matson by Jason Matson Attorney in fact

Jessica Matson, Heir-at-Law of Sandra K. Whipple, by Jason Matson, Attorney-in-Fact by Power of Attorney recorded immediately prior hereto as Instrument No. 20100901-0069502

Jason Matson Administrator

Jason Matson, Administrator of the Estate of Sandra K. Whipple

File No. 100651

STATE OF WASHINGTON

COUNTY OF Yakima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JASON MATSON and JORDAN MATSON the bargainor(s), 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 this 26th day of August, 2010.

Commission expires: 4-29-12

Scott M. Boswell
Notary Public

SCOTT M. BOSWELL NOTARY PUBLIC COMMISSION EXPIRES 4-29-12 STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF Yakima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JASON MATSON with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of JESSICA MATSON as her Attorney in Fact as the free act and deed of the within named JESSICA MATSON.

Witness my hand and official seal this 26th day of August, 2010.

Commission expires: 4-29-12

Scott M. Boswell
Notary Public

SCOTT M. BOSWELL NOTARY PUBLIC COMMISSION EXPIRES 4-29-12 STATE OF WASHINGTON

STATE OF WASHINGTON

COUNTY OF Yakima

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JASON MATSON with whom I am personally acquainted and who upon his oath acknowledged himself to be the ADMINISTRATOR of THE ESTATE OF SANDRA K. WHIPPLE the within named bargainor, and that he as such ADMINISTRATOR being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2010.

Commission expires: 4-29-12

Scott M. Boswell
Notary Public

SCOTT M. BOSWELL NOTARY PUBLIC COMMISSION EXPIRES 4-29-12 STATE OF WASHINGTON