THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30048-05-2011** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Catherine Wheeldon Covey Affiant Subscribed and sworn to before me this 9th day of May, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Edward K. Cheng Jenny Diamond Cheng 2813 Westmoreland Drive Nashville, TN 37212	**Send Tax Bills To:** Franklin Synergy Bank 3301 Aspen Grove Drive Suite 200 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 10414008800

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, **Patricia Estes**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward K. Cheng and wife, Jenny Diamond Cheng** ("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 2813 Westmoreland Drive, Nashville, TN 37212

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.

BILL GARRETT, Davidson County
Trans:T20110028120 DEEDWARR
Recvd: 05/11/11 12:03 3 pgs
Fees:18.00 Taxes:1665.00
20110511-0036174

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of May, 2011.

Patricia Estes by Catherine Wheeldon Couey

Patricia Estes
BY: Catherine Wheeldon Couey, Attorney-In-Fact by Power of Attorney appearing as Instrument No. 20080226-0018815, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Wheeldon Couey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In- Fact for the said Patricia Estes, and is authorized by the said Patricia Estes to execute this instrument on her behalf.

Witness my hand, at office, this 9th day of May, 2011.

Notary Public

My Commission Expires:

GEORGE MUSTAIN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place as of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia Estes, an unmarried woman, by deed dated 2/28/2008 from Mark Edward Fitzpatrick and wife, Kathryn Anne Fort Fitzpatrick of record in Instrument No. 20080303-0020987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 200005160049273, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 16, Register's Office for Davidson County, Tennessee.