This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARRSP
Recvd: 05/25/11 10:51 6 pgs
Fees:33.00 Taxes:2275.50
20110525-0039997

Address New Owner & Send Tax Bills To:

Jesus Campa Sandoval
3744 Nolensville Road
Nashville, TN 37211

Map & Parcel Numbers:

133 10 0 034.00
133 10 0 044.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **YU-TIEN WANG** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JESUS CAMPA SANDOVAL** (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, his heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and that the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 24th day of May, 2011.

Yu-Tien Wang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Jesus Lampe Sandoval
Affiant

Subscribed and sworn to before me, this the 24th day of May, 2011.

Lee ann Campbell
Notary Public For The State Of Tennessee
My Commission Expires: MARCH 3, 2014

LEE ANN CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yu-Tien Wang, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and seal, this 24th day of May, 2011.

LEE ANN CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee ann Campbell
Notary Public For The State Of Tennessee
My Commission Expires: MARCH 3, 2014

Exhibit A

Legal Description

Tract 1

Property located in the 27th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. One on the Resubdivision of Lot Number One Hewlett Bend Subdivision as of record in Plat Book 5190, Page 731, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3744 Nolensville Road, Nashville, Davidson County, Tennessee 37211 (Tax Parcel Identification No: 13310003400)

Tract 2

Property located in the 27th Councilmanic District of Nashville, Davidson County, Tennessee, being reserved Parcel A on the Resubdivision of Lot Number One Hewlett Bend Subdivision as of record in Plat Book 5190, Page 731, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 111 Yelton Court, Nashville, Davidson County, Tennessee 37211 (Tax Parcel Identification No: 13310004400)

The foregoing being the same property conveyed to Yu-Tien Wang, by deed from Mark A. Ellmore, Jr., Trustee, of record in Book 10514, Page 821, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Encumbrances

1. Easements for utilities serving the subject property.

2. Davidson County property taxes for the year 2011, a lien, but not yet due and payable.

3. All matters shown on the Plat of Hewlett Bend Subdivision, Resubdivision of Lot Number One, of record in Book 5190, Page 731, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013

