Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1154

Davidson County DEEDWARR
Recvd: 05/22/13 15:06 3 pgs
Fees:18.00 Taxes:647.50
20130522-0051940

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Glenn Morris and wife, Mildred Morris, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Dennis Chia-Bin Chenand Betty Sheng-Huei Yu, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

BEING Unit 224 on the Plan of Hillsboro Station condominiums of record in Plat Book 6250, page 751 through 753, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of Hillsboro Station, a Horizontal Property Regime established by Master Deed of record in Book 6740, page 37 and amended in Book 8140. page 689, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Glenn Morris and wife, Mildred Morris by Deed from Jonathan Scott Davis, of record in Instrument No. 20100723-0057639, dated July 16, 2010, Registers Office for Davidson County. Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 224 Hillsboro Place, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of May, 2013.

Glenn Morris, no

Glenn Morris

Mildred Morris by Glenn Morris Attorney in Fact

Mildred Morris

State of ~~Tennessee~~ Mississippi
County of ~~Davidson~~ Rankin

On this 17th day of May, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Glenn Morris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: [illegible]

STATE OF MISSISSIPPI KAMMY G. MILLER ID No 91521 NOTARY PUBLIC Comm Expires October 29, 2016 RANKIN COUNTY

State of ~~Tennessee~~ Mississippi
County of ~~Davidson~~ Rankin

POWER OF ATTORNEY NOTARY

On this 17th day of May, 2013, before me personally appeared Glenn Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mildred Morris acknowledged that such person executed the same as the free act and deed of Mildred Morris.

~~The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $175,000.00~~

~~Affiant~~

~~Sworn and subscribed before me on this the 17th day of May, 2013.~~

Notary Public

My Commission Expires: [illegible]

STATE OF MISSISSIPPI KAMMY G. MILLER ID No 91521 NOTARY PUBLIC Comm Expires October 29, 2016 RANKIN COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Dennis Chen 224 Hillsboro Place Nashville, TN 37215	Churchill Mortgage Corporation 761 Old Hickory Blvd. Ste. 400 Brentwood, TN 37027	117-3-D-224

State of Tennessee
County of Davidson

The undersigned declares under oath that the consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of May, 2013.

Notary Public

My Commission Expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford 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.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lindsey G. Boswell
Notary's Signature

My commission expires: 8/23/14