THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ANDREW GIBSON
P.O. Box 210121
Nashville, TN 37221

Davidson County	DEEDWARR
Recvd: 01/08/14 15:41	4 pgs
Fees:23.00 Taxes:3885.00	
20140108-0002192	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of January, 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Wei John Wang and wife Vivien Y. Wang 2720 Nolensville Road Suite 200 Nashville, TN 37211	New Owner	Map 119-09 Parcel 138

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Shelia E. Lawson, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto Wei John Wang and wife Vivien Y. Wang hereinafter collectively referred to as "GRANTEE", their successors, representatives, heirs and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 2720 Nolensville Pike Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

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, their successors, representatives, heirs and assigns forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth in Exhibit B attached hereto.

GRANTOR does further covenant and bind herself, her successors, heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, their successors, heirs, representatives and assigns, against the lawful claims by, through, or under the GRANTOR, only.

WITNESS its hand this 3rd day of January, 2014.

GRANTOR

BY: Shelia E. Lawson
Shelia E. Lawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Shelia E. Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained by signing her name as Grantor.

Witness my hand and official seal this 3rd day of January, 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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EXHIBIT A

Land in Davidson County, Tennessee being part of Lot No. 2, on the Plan of Patterson Tract, as shown on plat of record in Plat Book 161, Page 85 in the Register's Office of Davidson County Tennessee and described according to a survey made by W. A. Blanchard, Civil Engineer, dated February 14, 1956, as follows:

Beginning at a point in the easterly margin of Nolensville Pike, as widened, said point being 150 feet south of the southwest corner of Lot No. 1 and said point being the southwest corner of the John B. Garrett Lodge Property; thence North 57 degrees 30 minutes180 feet to a point; thence North 26 degrees 4 minutes West 150 feet to a point; thence North 57 degrees 30 minutes East 247 feet to a point; thence South 57 degrees 30 minutes West 280 feet to a point in the east margin of Nolensville Pike as widened; thence with the margin of the same, North 26 degrees 4 minutes West 97 feet to the point of beginning.

Being the same property conveyed to Bobby G. Lawson and wife Shelia E. Lawson, by deed from Clell W. Smith and wife Geraldine Smith, Trustees U/A/D, September 5, 1995, recorded in Book 10555, Page 153, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Easements in favor of Metropolitan Government of Nashville and Davidson County Tennessee, pursuant to Order of Possession recorded in Book 8608, Page 124 and Final Order of record in Book 9176, Page 847, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County Tennessee, of record in Book 4110, Page 437, Register's Office of Davidson County Tennessee.

I, the undersigned, 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.

Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

Ashley W. Morgan