THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050815** BILL GARRETT, Davidson County Trans:T20140039318 DEEDWARR Recvd: 06/04/14 14:16 2 pgs Fees:13.00 Taxes:1054.50 20140604-0048529	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2014. Notary Public My Commission Expires: _____ RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Lee Lin Chen 641 Old Hickory Blvd Unit 122 Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171030B10000CO

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, **John York and Anne L. York, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lee Lin Chen, married woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 103, PHASE ONE, SECTION TWO, TOWNHOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Page 364, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John York and Anne L. York, husband and wife by Warranty Deed from William L. Davis, unmarried, recorded on the 17th day of July, 2012 in Instrument No. 20120717-0062879, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION TWO, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 364.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Instrument Nos. 20000718-0070558 and 20050705-0076596, Book 10628, Page 517 and Book 7798, Page 843.

Terms and provisions of by-Laws recorded in Book 10126, Page 486 and Book 10275, Page 959.

Charter of Homeowners Association recorded in Book 10126, Page 430.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7358, Page 643 and Book 7993, Page 269.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 9607, Page 431.

Easement to BellSouth, recorded in Book 10709, Page 143.

Easement recorded in Book 7851, Page 712 and Book 10012, Page 756.

This is improved property located at 641 Old Hickory Blvd Unit 122 Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2014.

John York

Anne L. York

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John York and Anne L. York, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014