THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061206** BILL GARRETT, Davidson County Trans:T20140061524 DEEDWARR Recvd: 08/20/14 10:10 2 pgs Fees:13.00 Taxes:1413.40 20140820-0075605	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $382,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 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: Yuanqi Wang 106 Nichols Court Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-03-0-E-006.00 CO

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, **Judy Scales Patterson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yuanqi Wang, unmarried** ("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 6, NICHOLS COURT, as shown on plat of record in Plat Book 5200, Page 457, 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 David G. Patterson by Deed from Woodmont Property I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation, recorded on the 21st day of October, 1983 in Deed Book 6161, Page 513, in the Register's Office of Davidson County, Tennessee. The said David G. Patterson having since died on March 9, 2011. His will was probated in Davidson County, Tennessee on August 3, 2011. Judy Scales Patterson received the property pursuant to the will.

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 NICHOLS COURT, as recorded in Plat Book 5200, Page(s) 457.

Charter of Homeowners' Association recorded in Book 6322, Page 472.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NICHOLS COURT of record in Book 6087, Page 444, corrected in Book 6096, Page 70, as amended by instrument(s) of record in Book 6197, Page 642; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Utilities, recorded in Book 5927, Page 75 and Book 6054, Page 268.

This is improved property located at 106 Nichols Court Nashville TN 37205.

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 15th day of August, 2014.

Judy Scales Patterson

Judy Scales Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy Scales Patterson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014