(2)

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1245

BILL GARRETT, Davidson County
Trans:T20140077917 DEEDWARR
Recvd: 10/16/14 08:40 2 pgs
Fees:13.00 Taxes:814.00
20141016-0095718

WARRANTY DEED

THIS INDENTURE, made and entered into this 10/14/2014, by and between Cheng Jian Wang, and Shu Fang Wang, parties of the first part, and M.T. Post and S.S. Post, Husband and Wife, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, page 3, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheng Jian Wang, unmarried and Shu Fang Wang by Quitclaim Deed from Cheng Jian Wang, unmarried, dated 07/16/2008 of record in Instrument Number 20080718-0074115, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Cheng Jian Wang by deed from Matthew Qualls and wife, Qiana Braly Qualls of record in Instrument Number 20080605-0057703, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Restrictions and Easements of record.

Parcel ID # 118 03 0 098.00

☒ Improved 2703 Rosedale Place, Nashville, TN 37211

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Cheng Jian Wang by Rebecca Garland as atty in fact
Cheng Jian Wang
By: Rebecca Garland, Atty-In-Fact

Shu Fang Wang by Rebecca Garland as atty in fact
Shu Fang Wang
By: Rebecca Garland, Atty-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 14th day of October 2014, before me personally appeared with whom I am personally acquainted, Rebecca Garland and who acknowledged she executed this Warranty Deed for the purposes therein contained as the Attorney-in-fact for Cheng Jian Wang and Shu Fang Wang, and that as said Attorney-in-fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Cheng Jian Wang and Shu Fang Wang, as her free act and deed.

Witness my hand and Notarial Seal this 14th day of October, 2014.

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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Owner's Name: M.T. Post and S.S. Post, Husband and Wife

and Address: 2703 Rosedale Place, Nashville, TN 37211

Mail tax bills to M.T. Post and S.S. Post
200 Woodmont Circle
Nashville, TN 37205

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matt Shanklin
Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 14th day of October, 2014..

Pam S. Houser
Notary Public

My Commission Expires:

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016