THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122682** BILL GARRETT, Davidson County Trans:T20150004911 DEEDWARR Recvd: 01/21/15 09:27 2 pgs Fees:13.00 Taxes:2590.00 20150121-0005753	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00 Affiant Subscribed and sworn to before me, this 14th day of January, 2015. Notary Public My Commission Expires: 7/16/15 TERESA BEARDSLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Joel Buckberg and Diane Buckberg 102 Wyn Oak Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-G-152.00 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, **Chun Li and Ming Li, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel Buckberg and Diane Buckberg, Husband and Wife**, ("Grantees"), its 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 Lot 271, RESUBDIVISION OF WHITWORTH, PHASE 1, RESERVE PARCEL "B", as shown on plat of record in Plat Book 7900, Page 643, 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 Chun Li and Ming Li, husband and wife by Warranty Deed from Hubert A. Crouch, III, in my capacity as the court ordered Conservator for Jane S. Crouch, recorded on the 29th day of October, 2008 in Instrument No. 20081029-0108094, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF WHITWORTH, PHASE 1, RESERVE PARCEL "B", as recorded in Plat Book 7900, Page(s) 643.

Covenants, Conditions and Restrictions recorded in Book 8026, Page 305, Book 8282, Page 45, Book 9144, Page 153, Book 9778, Page 27 and Instrument No. 20100615-0046543.

Terms and provisions of by-Laws recorded in Instrument Nos. 20020812-0097386 and 20100615-0046543.

Charter of Whitworth Homeowners Association recorded in Book 8090, Page 691 and Book 8283, Page 523.

Dedication of common area to Whitworth Homeowners Association recorded in Book 9778, Page 29.

This instrument is executed on behalf of Chun & Ming Li, by William Chapman pursuant to a Power of Attorney executed by Chun & Ming Li on January 2, 2015, of record in Instrument No. # 20150121-0005752, Register's Office for Davidson County, Tennessee.

This is improved property located at **102 Wyn Oak Circle 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 14th day of January, 2015.

Chun Li by William Chapman, his Attorney-In-Fact

Ming Li by William Chapman, her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Chapman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Chun & Ming Li**, as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand, at office, this 14th day of January, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018