BILL GARRETT, Davidson County
Trans:T20150035585 DEEDWARR
Recvd: 05/08/15 08:51 2 pgs
Fees:13.00 Taxes:1006.40
20150508-0042076

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0552

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2015

Notary Public
Commission Expires:

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shu Chuan Chen 516 Acklen Park Drive Nashville, TN 37205	New buyer 11315 Potomac Oaks Dr. Rockvale, MD 20850	104050E00100 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Clark Properties, GP

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shu Chuan Chen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Davidson County, TN, being Unit No. A, together with appurtenant interest in the common elements of Acklen Park Condominiums (Two), a horizontal property regime with private elements, established by Master Deed, Instrument No. 20040716-0084970, supplemented and amended Instrument No. 20040816-0098807 and Instrument No. 20061019-0130124, Davidson County ROD, said Unit being depicted on the Condominium Site Plan attached to aforesaid Master Deed and being located on Lot No. 2 on Plan of First Revision, Acklen Place, of record in Instrument No. 20020405-0041922, in the Register's Office of Davidson Co., TN, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clark Properties, by Warranty Deed from Jessica Clark and husband, Reed Clark, dated 01-20-2010 and recorded 01-25-2010 in Instrument No. 20100125-0006378, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 516 Acklen Park Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of May, 2015.

Clark Properties, GP

By: Reed E. Clark, General Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Reed E. Clark, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the General Partner of Clark Properties, GP, the within named bargainor, a general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and official seal at office this 1st day of May, 2015.

Notary Public

Commission Expiration:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016