Davidson County	DEEDWARR
Recvd: 09/02/15 15:38	3 pgs
Fees:18.00 Taxes:1061.90	
20150902-0089676	

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027
3512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $. 287,000.00

Angela Batson
Affiant

Subscribed and sworn before me this the 31st day of August, 2015.

Hilary Mohsenzadeh
Notary Public
My commission expires:

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 07-02-2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chao Sun 702 Wedgewood, Apt 307 Nashville, TN 37203	Wells Fargo Bank, N.A. 101 North Phillips Avenue Sioux Falls, SD 57104	105-10-0C-016.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VICKIE L. BECK AND HUSBAND, MELVIN S. BECK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHAO SUN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium unit located in Davidson, Tennessee, being Unit B-307 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 20070731-0090822, in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein.

Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, said Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed to Vickie L. Beck and husband, Melvin S. Beck by Warranty deed from Elite Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080527-0053803 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on May 27, 2008.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 702 Wedgewood, Apt 307, Nashville, TN 37203.

MSB by KJ AIF
VLB by KJ AIF

* a single person

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of August, 2015.

Vickie L Beck by Kristina Jones
Vickie L. Beck Attorney in Fact
By Kristina Jones Attorney In Fact

Melvin S Beck by Kristina Jones
Melvin S. Beck Attorney in Fact
By Kristina Jones Attorney In Fact

STATE OF TN
COUNTY OF Davidson

On this 31st day of August, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vickie L Beck, by Specific Power of Attorney dated August 21, 2015, and who acknowledged that he executed the same as the free act and deed of Vickie L Beck.

Witness my hand and official seal this 31st day of August, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On this 31st day of August, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Kristina Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melvin S Beck, by Specific Power of Attorney dated August 21, 2015, and who acknowledged that he executed the same as the free act and deed of Melvin S Beck.

Witness my hand and official seal this 31st day of August, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).