(2)

BILL GARRETT, Davidson County
Trans:T20150077010 DEEDWARR
Recvd: 09/10/15 10:47 2 pgs
Fees:13.00 Taxes:3034.00
20150910-0091926

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $820,000.00

Affiant

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

Notary Public

My commission expires: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sean McMullen Kelly McMullen	JPMorgan Chase Bank,N.A.	Map 131-03-0-Z Parcel 001-00co
1604 Shackleford Road #A	P O Box 78420	
Nashville, TN 37215	Phoenix, AZ 85062-8420	

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

Lily Wang and Xi Chen, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean McMullen and Kelly McMullen, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of Shackleford Place Townhomes, as established by and shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060202-0012952, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lily Wang and Xi Chen, wife and husband, by Deed dated January 29, 2010 from Lamar Raley and wife, Terri Raley, of record in Instrument No. 20100201-0007935, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Lily Wang and Xi Chen, pursuant to a Power of Attorney executed by same on the 8th day of August, 2015, of record in Instrument No. 20150910-0091925, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20060202-0012952, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 1085, Page 481, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions, Restrictions, By-Laws and Attorneys Opinion Letter of Shackleford Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060202-0012952, Register's Office for Davidson County, Tennessee. (4) Charter of Shackleford Place Townhomes Townhouse Corporation of record in Instrument No. 20060317-0030961, said Register's Office. (5) All matters appearing on the Plan of Record in Book 547, Page 139, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X___) Unimproved (____) property, known as **1604 Shackleford Road #A, Nashville, TN 37215**

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 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 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/our hand(s) this 31 day of August, 2015.

Lily Wang by Allen DeCuyper, Attorney-in-Fact

Lily Wang by Allen DeCuyper, Attorney-in-Fact

Xi Chen by Allen DeCuyper, Attorney-in-Fact

Xi Chen by Allen DeCuyper, Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen DeCuyper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Lily Wang and Xi Chen**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Lily Wang and Xi Chen**, for the purpose therein contained, by signing the name of **Lily Wang and Xi Chen,** by himself as Attorney-in-Fact.

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

My commission expires: 2/13/17

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY