Davidson County DEEDWARR
Recvd: 01/26/16 15:04 2 pgs
Fees:13.00 Taxes:467.13
20160126-0007552

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is ~~$126,250.00~~.

Affiant

Subscribed and sworn to before me, this 26th day of January, 20 16.

Notary Public:

My Commission Expires: 7.3.17

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Shao Chai Chen ~~277 Cedarcreek DR~~ ~~Nashville, TN 37211~~ 1970 Ashburn Ct Nolensville, TN 37135	Shao Chai Chen ~~277 Cedarcreek DR~~ ~~Nashville, TN 37211~~ 1970 Ashburn Ct Nolensville, TN 37135	17301017100

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, I/we, **Joel C. Smith and wife, Deborah Smith** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shao Chai Chen**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cedarwood Estates Section 4, of record in Book 5190, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel C. Smith, by Special Warranty Deed from TCIF REO2, LLC, dated August 20, 2004, recorded October 8, 2004 in Instrument No. 20041008-0122041, Register's Office for Davidson County, Tennessee. See also, Scrivener's Affidavit of record in Instrument Number 20160126-0007551, Register's Office for Davidson County, Tennessee.

Deborah Smith, spouse of Joel C. Smith, joins in this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2016; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 5190, Page 82, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Covenants, Conditions and Restrictions of record in Book 4963, Page 42, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 277 Cedarcreek DR, Nashville, TN 37211

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of December, 2015, to be effective the 26th day of January, 2016.

Joel C. Smith

Deborah Smith

State of Texas)
County of Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Joel C. Smith and Deborah Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of December, 2015.

Commission Expires: April 05 2017

Notary Public: Reynaldo Valdez

REYNALDO VALDEZ, JR.
Notary Public, State of Texas
My Commission Expires
April 05, 2017

Certificate of Authenticity

I, Crystal Sarth, do hereby make oath that I am a licensed 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY