WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $232,500.00.

Affiant

Subscribed and sworn to me on September 27, 2016.

NOTARY PUBLIC

My Commission Expires: 6-19-18

BILL GARRETT, Davidson County
Trans:T20160087588 DEEDWARR
Recvd: 10/05/16 10:59 3 pgs
Fees:18.00 Taxes:860.25
20161005-0105120

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29852SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Menghan Chen 3122 Long Boulevard, Unit 303 Nashville, TN 37203	SAME ADDRESS AS NEW OWNER	104-02-1D-303.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Swaid N. Swaid and wife, Christy Swaid, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Menghan Chen, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 303 as shown in Exhibit B-1 of the Fourth Amendment to the Master Deed and Bylaws for Villages at Long Boulevard I, a Horizontal Property Regime, together with an undivided interest in any appurtenant common elements, as of record in Instrument No. 20071030-0128067, Register's Office for Davidson County, Tennessee, which amends the Master Deed and Bylaws for Villages at Long Boulevard I of record in Instrument No. 20060627- 0076772, said Register's Office; as amended by the First Amendment

to the Master Deed and Bylaws of record in Instrument No. 20061102-0136062, said Register's Office; as further amended by the Second Amendment to the Master Deed and Bylaws of record in Instrument No. 20070621-0074138, said Register's Office; as further amended by the Third Amendment to the Master Deed and Bylaws of record in Instrument No. 20070725-0088208, said Register's Office, to which plat is hereby referenced for a more complete legal description.

Being the same property conveyed to Swaid N. Swaid and Christy Swaid, husband and wife, by Deed from Nathan S. Basseen and wife, Kristin Basseen, of record as Instrument No. 20150914-0093216, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Homeowner's Association Charter of record in Instrument No. 20060627-0076771, Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as same is set out in Sections 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Bylaws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and Bylaws establishing a Horizontal Property Regime of Villages at Long Boulevard I of record as Instrument No. 20060627-0076772, and First amendment of record as Instrument No. 20061102-0136062; Second Amendment of record as Instrument No. 20070621-0074138; Third Amendment of record as Instrument No. 20070725-0088208; Fourth Amendment of record as Instrument No. 20071030-0128067; and Fifth Amendment of record as Instrument No. 20081031-0108684, Register's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3122 Long Boulevard, Unit 303, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 27th day of September, 2016.

Swaid N. Swaid

Christy Swaid

STATE OF TENNESSEE, COUNTY OF Alabama Jefferson

Before me personally appeared Swaid N. Swaid and wife, Christy Swaid to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 27, 2016.

Michael H. Bunker
NOTARY PUBLIC

My Commission Expires: 9/25/18

MICHAEL H. BUNKER NOTARY PUBLIC ALABAMA STATE AT LARGE