G#28829-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099614 DEEDWARR
Recvd: 11/10/16 10:53 2 pgs
Fees:13.00 Taxes:1069.30
20161110-0119031

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$289,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

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
Wei Li and Junhan Wang	new owner	**161130B32100CO**
321 Shady Creek Lane		
Nashville, TN 37211		

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,

Viral Shah and Chaula V. Shah, husband and wife

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

Wei Li and Junhan Wang, 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. 321 of Creekside of Brentwood, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Amended and Restated Master Deed of record in Instrument No. 20050204-0013611, and as amended in Instrument No. 20050329-0034131, and in Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of Creekside of Brentwood, as shown on Exhibit "A" to the First Amendment to Amended and Restated Master Deed for Creekside of Brentwood, of record in Instrument No. 20050329-0034131, Register's Office for Davidson County, Tennessee, for a more complete identification and placement of said unit.

BEING the same property conveyed to Viral Shah and Chaula V. Shah, husband and wife, by Quitclaim Deed dated April 8, 2009, from Viral Shah and Chaula M. Sheth, husband and wife, of record in Instrument No. 20090428-0038194, and having been the same property conveyed to Viral Shah and Chaula M. Sheth, husband and wife, by Warranty Deed dated March 30, 2006, from Pulte Homes Tennessee, Limited Partnership, Nevada limited partnership, of record in Instrument No. 20060404-0038111, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Viral Shah and Chaula V. Shah, husband and wife, pursuant to a Specific Power of Attorney executed by them on the 21st day of October, 2016, of record in Instrument No. 20161110-0119030, Register's Office for Davidson County, Tennessee.

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

1) All matters shown on the Final Plat as set out on Exhibit "A" to the First Amendment to Amended and Restated Master Deed for Creekside of Brentwood, of record in Instrument No. 20050329-0034131, said Register's Office;

2) Amended and Restated Master Deed for Creekside of Brentwood of record in Instrument No. 20050204-0013611, and First Amendment of record in Instrument No. 20050329-0034131, and Second Amendment of record in Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee;

3) Boundary Plat of record in Instrument No. 20090730-0071237, said Register's Office;

4) Access and Utility Easement of record in Instrument No. 20040305-0025839, said Register's Office;

5) Access and Grading Easement Agreement of record in Instrument No. 20040305-0025838, said Register's Office;

6) Drainage Easement, Stockpile, Buffer and Traffic Lights and Lanes Agreement of record in Instrument No. 20040305-0025834, said Register's Office;

7) Easements of record in Book 9444, Page 27, said Register's Office;

8) Sanitary Sewer and/or Storm Drainage Easement of record in Book 7250, Page 755, and in Book 7250, Page 758, discloses the existence of a 200-foot T.V.A. easement crossing the land, said Register's Office;

9) Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6408, Page 486, said Register's Office;

10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, Page 755, and Book 7250, page 758, said Register's Office;

11) Charter of Creekside of Brentwood Homeowners Association, Inc., of record in Instrument No. 20041217-0150431, said Register's Office;

12) Conveyance of Common Areas to Creekside of Brentwood Homeowners Association, Inc., of record in Instrument No. 20080724-0075832, said Register's Office;

13) Right-of-Way to the State of Tennessee of record in Book 7859, Page 398, Register's Office for Davidson County, Tennessee;

14) Grant of Transmission Line Easement of record in Book 2438, Page 376, said Register's Office; and,

15) Taxes for the current year which have been prorated and paid by the parties herein and the subsequent years, not yet due and payable.

This is improved property, known as: **321 Shady Creek Lane, 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 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 **7th** day of **November, 2016.**

Viral Shah by Houston Howell, attorney-in-fact

Viral Shah By Houston Howell, Attorney-In-Fact

Chaula V. Shah by Houston Howell, attorney-in-fact

Chaula V. Shah By Houston Howell, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** 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 **Viral Shah and Chaula V. Shah, husband and wife,** 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 **Viral Shah and Chaula V. Shah, husband and wife,** for the purpose therein contained, by signing the name of **Viral Shah and Chaula V. Shah, husband and wife,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **November, 2016.**

My Commission Expires: March 10, 2019

Katherine Goodson
Notary Public

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN