Box 36
(1)

BILL GARRETT, Davidson County
Trans:T20170000743 DEEDWARR
Recvd: 01/04/17 13:23 3 pgs
Fees:18.00 Taxes:3145.00
20170104-0000861

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00.

Affiant

Subscribed and sworn to me on January 3, 2017.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30035SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sinan Chen and Jun Lin and Lin Shun Chen 331 BELINDA PARKWAY MT. JULIET TN 37122	SAME ADDRESS AS NEW OWNER	172-12-E-001 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, Lenox Village Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Sinan Chen and wife, Jun Lin and Lin Shun Chen, hereinafter called **"GRANTEES,"** their 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 Building "F" a/k/a Unit F-101 as shown as part of Exhibit "E-2" to the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, A Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee, and also being part of Lot 2 on the Plan of Section One, The Town Center Homes at Lenox Village of record as Instrument No. 20031120-0169460 in said Register's Office.

Being the same property conveyed to Lenox Village Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20060823-0104056 in the Register's Office for Davidson County, Tennessee.

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

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on Plan of record as Instrument No. 20031120-0169460 and as Exhibit "E-2" of Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee.
3. Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee.
4. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in the Register's Office for Davidson County, Tennessee.
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
6. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in the Register's Office for Davidson County, Tennessee.
7. Easements for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666 in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Book 7361, page 230, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609 in the Register's Office for Davidson County, Tennessee.
9. 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 6917 Lenox Village Drive, 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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 3rd day of January, 2017.

Lenox Village Properties, LLC, a Tennessee Limited Liability Company

BY: _____

Richard W. Sebastian,
Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Lenox Village Properties, LLC, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand and official seal on January 3, 2017.

Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020