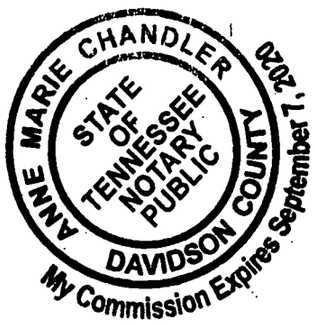
BILL GARRETT, Davidson County
Trans:T20170039561 DEEDWARR
Recvd: 05/09/17 15:13 2 pgs
Fees:13.00 Taxes:876.90
20170509-0046136

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $237,000.00.

Meredith May
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven Cai Chee Y. Kwong	JPMorgan Chase Bank	
2223 Winford Avenue	1111 Polaris Parkway	118-04-0-151.00
Nashville, TN 37211	Columbus, OH 43240	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLY M. BUTLER NKA KELLY OSBORN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN CAI, AS TO FIVE PERCENT (5%) INTEREST AND CHEE Y. KWONG, AS TO A NINETY-FIVE PERCENT (95%) INTEREST, AS TENANTS-IN-COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 1 on an unrecorded plan of a re-subdivision of part of Lots Nos. 8 and 9 of the plan of Melrose, of record in Book 57, Page 44, register's office for Davidson county, Tennessee, said unrecorded plan having been prepared according to a survey made by Cantrell, Connell and Creek, on April 20, 1950, and said lot being described as follows:

Lot No. 1 begins at a point in the Westerly margin of Winford avenue at the North East corner of the property conveyed to Davidson county board of education by deed from Mrs. Mollie Hutton Milliton, of record in Book 1046, Page 60, said Register's Office; thence Westerly with the Northerly line of the property conveyed to the Davidson County Board of Education 200 feet to a point; thence Northerly and parallel to the margin of Winford Avenue 50 feet to a point; thence Easterly and parallel to the Northerly line of the property of the Davidson county board of education 200 feet to a point in the Westerly margin of Winford Avenue; thence with the said Westerly margin of Winford avenue Southerly 50 feet to the point of beginning.

Being the same property conveyed to Kelly M. Butler, an unmarried woman by Warranty deed from Ronald E. Bean, unmarried of record in Instrument No. 20061205-0149677 Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on December 05, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2223 Winford Avenue, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of May, 2017.

Kelly M. Butler NKA Kelly Osborn

Kelly M. Butler NKA Kelly Osborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly M. Butler NKA Kelly Osborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2017.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-18

Lance Osborn, spouse of Kelly M. Butler NKA Kelly Osborn, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Lance Osborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lance Osborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of May, 2017.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-18