THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214345**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 12th day of January, 2018. Notary Public My Commission Expires: 07-05-2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shao Chai Chen and Min Hui Chen 1970 Ashburn Ct Nolensville, TN 37135	New Owner	Tax Parcel ID No. 17301001500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John P. Wainscott, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Shao Chai Chen and Min Hui Chen, , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plat of Cedarwood Estates, Section 2 of record in Book 4860, Page 58, Register's Office for said County.

Said Lot No. 95 fronts 82.3 feet on the Southerly margin of Cedarcreek Drive and extends back 133.47 feet on the Westerly line and 190.07 feet on the Easterly line, which is a broken line to a line on the rear on which measures 101.17 feet.

Being the same property conveyed to John P. Wainscott, Jr. by Warranty Deed from Ronald J. Box and wife, Debra E. Box, recorded on the 14th day of April, 1987 in Deed Book 7202, Page 39, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CEDARWOOD ESTATES, SECTION 2, as recorded in Plat Book 4860, Page(s) 58.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4963, Page 42.

Charter of Cedarwood Estates, Inc. recorded in Book 5222, Page 254.

Easement for the flow of the waters of the River, Creeks and Streams, and the rights of the public therein.

Bill Garrett Davidson County
Batch# 48329 DEEDWARR
01/17/2018 12:43:30 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20180117-0004793

This is improved property located at 288 Cedarcreek Drive Nashville, TN 37211-6626.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2018.

John P Wainscott Jr by Sharon Kaye Wainscott Attorney in fact

John P. Wainscott, Jr.
By: Sharon Kaye Wainscott, 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, Sharon Kaye Wainscott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for John P. Wainscott, Jr., of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of January, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019