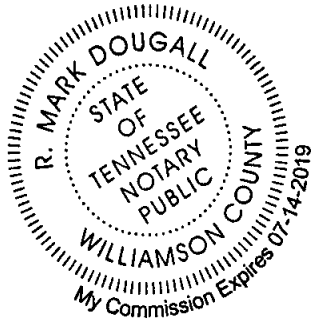
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00

Emily G Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of December, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Phillip M. Denton, et al. | New owner | 132 01 0P 001.00 |
| (NAME) | (NAME) | |
| 4047 Lealand Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chan Chung and Jayme Flynn Chung, Husband and Wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Phillip M. Denton and Emily Gay Denton, 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 4047, Lealand Commons, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130814-0085531, corrected in Instrument No. 201309170097899, amended in Instrument No. 20140106-0001440, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chan Chung and Jayme Flynn, both unmarried, with rights of survivorships by Warranty Deed from Cornerstone Investments, Inc., dated April 17, 2014 and recorded April 24, 2014, in Instrument Number 201404240034418, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Chan Chung and Jayme Flynn Chung, as Tenants by the Entirety by Quitclaim Deed from Chan Chung and Jayme Flynn (Now Known as Jayme Flynn Chung) dated April 3, 2015 and recorded May 20, 2015, in Instrument Number 201505200046303, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

Karen Y Johnson Davidson County
Batch# 173624 **DEEDWARR**
12/13/2018 10:54:50 AM 2 pgs
Fees: $13.00 Taxes: $3,256.00

20181213-0121346

File Number: FND-189520SSO

unimproved ☐
This is improved ☒ property, known as 4047 Lealand Lane, Nashville, TN 37204

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 we do covenant with 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 our hands this 8 day of Dec, 2018

Chan Chung

Jayme Flynn Chung

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Chan Chung and Jayme Flynn Chung, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2018.

Notary Public

My Commission Expires: June 19, 2022

(SEAL)

JUNG RAN CHOI
COMMISSION NO. 2243660
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMMISSION EXPIRES JUNE 19, 2022

File Number: FND-189520SSO