THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35414-04-2020	The actual consideration or value, whichever is greater, for this transfer is: $463,000.00. Affiant Subscribed and sworn to before me this 8th day of May, 2020. Notary Public My Commission Expires:

OLLIE MAE PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yihan Wang, Fen Xia 227 Oceola Avenue #4 Nashville, TN 37209	385 Shadow Creek Dr Brentwood, TN 37027	Map and Parcel No.: 091 14 0 F 007 00CO

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, Alabaster West, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Yihan Wang and Fen Xia, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 227 Oceola Avenue #4, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 404797 DEEDWARR
05/22/2020 09:41:18 AM 3 pgs
Fees: $18.00 Taxes: $1,713.10

20200522-0053374

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of May, 2020.

Alabaster West, LLC, a Tennessee limited liability company

BY:_____
Robert Echols, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Echols, 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 Manager of Alabaster West, LLC, a Tennessee limited liability company, and that as such Manager, he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2020.

_____
Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of Alabaster West Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20171009-0103163, as amended in Instrument No. 20171130-0122427, Instrument No. 20180731-0074452, as corrected by Scrivener's Affidavit of record in Instrument No. 20180806-0077271, as amended in Instrument No. 20200327-0033553, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1 on the Plan of Joe Maxwell of record in Plat Book 6200, page 404, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to LandMark Community Bank by Successor Trustee's Deed dated September 3, 2019 from Keith C. Dennen, Successor Trustee of record in Instrument No. 20190916-0093700, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alabaster West, LLC, a Tennessee limited liability company by Special Warranty Deed dated September 12, 2019 from LandMark Community Bank, a Tennessee Banking Corporation of record in Instrument No. 20190916-0093704, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 091 14 0 F 007 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Alabaster West Townhomes, of record in Instrument No. 20171009-0103163, as amended in Instrument No. 20171130-0122427, Instrument No. 20180731-0074452, as corrected by Scrivener's Affidavit of record in Instrument No. 20180806-0077271, as amended in Instrument No. 20200327-0033553, Register's Office for Davidson County, Tennessee. Assignment of Declarant Rights of record in Instrument No. 20190916-0093702, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20171009-0103163, as corrected by Scrivener's Affidavit of record in Instrument No. 20180806-0077271, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6200, page 404, Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Storm Water management Facilities of record in Instrument No. 20170928-0099424, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170928-0099443, Register's Office for Davidson County, Tennessee.