WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

R-JH-11-2111-5

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Lixin Chen	new owner (NAME)	
2111 Acklen Avenue, #5 (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PART OF 104-12-45.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOHN HADLEY AND MELANIE HADLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LIXIN CHEN AND WIFE, MINGYA LIU, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 5, 2111 ACKLEN CONDOMINIUM, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT NO. 20101118-0092204, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHN HADLEY AND WIFE, MELANIE HADLEY BY WARRANTY DEED FROM NANCY P. BRITTLE, MARRIED, LAURA B. BREWER AND HUSBAND, RICHARD A. BREWER, RECORDED ON THE 25TH DAY OF OCTOBER, 2010 IN INSTRUMENT NO. 20101025-0085339, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE(S) 149 AND INSTRUMENT NO. 20101118-0092204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT IS BEING EXECUTED IN BEHALF OF MELANIE HADLEY PURSUANT TO A POWER OF ATTORNEY EXECUTED BY MELANIE HADLEY APPOINTING JOHN HADLEY TO SIGN ON HER BEHALF WHICH WAS PREVIOUSLY RECORDED ON OCTOBER 25, 2010 IN INSTRUMENT NO. 20101025-0085340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2111 Acklen Avenue, #5, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110018378 DEEDWARR
Recvd: 03/29/11 15:47 2 pgs
Fees:13.00 Taxes:562.40
20110329-0024229

Witness my/our hand(s) this 10th day of March, 2011.

John Hadley

Melanie Hadley by John Hadley,
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, John Hadley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of March, 2011.

Notary Public

My Commission Expires: 5/20/14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of March, 2011, before me personally appeared John Hadley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melanie Hadley and who acknowledged he/she/they executed the same as the free act and deed of the said Melanie Hadley.

Witness my hand and official seal, this the 10th day of March 2011.

Notary Public

My Commission Expires: 5/20/14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903