BILL GARRETT, Davidson County
Trans:T20110058600 DEEDWARR
Recvd: 09/21/11 10:53 3 pgs
Fees:18.00 Taxes:1850.00

20110921-0073059

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Cannon Properties, LLC 2709 Tyne Blvd Nashville, TN 37215	**SAME**	**Map** 106-070 **Parcel No.** 30.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Luke P. Chang and wife Shu J. Chang,** (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **Cannon Properties, LLC, a Tennessee limited liability company** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, described according to a survey by John Kohl dated October 27, 1980, as follows:

Beginning at an iron pin in the westerly margin of Spence Lane as widened, 1225 feet, more or less, from Murfreesboro Road; thence N 64 degrees 46' W, 331.5 feet to a point; thence N 61 degrees 36' 20" E, 86.5 feet along the right of way of Interstate 40; thence continuing with said right of way, N 79 degrees 4' 20" E, 349 feet to the westerly right of way of said Spence Lane; thence with said right of way S 26 degrees 09' 44" W, 275 feet to the point of beginning, containing 1.14 acres, more or less.

Being the same property conveyed to Luke P. Chang and wife, Shu J. Chang by deed of record in Instrument No. 20050620-0070715, Register's Office for Davidson County, Tennessee.

This is improved property known as 640 Spence Lane, Nashville, TN 37217

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2011 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

EFFECTIVE as of the 20th day of September, 2011.

GRANTOR:

09/19/2011

Luke P. Chang

09/19/2011

Shu J. Chang

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, a Notary Public, Luke P. Chang, 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 _____ day of September, 2011.

Notary Public PLEASE SEE ATTACHED CERTIFICATE.
My Commission Expires: Yc. 9-19-11

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, a Notary Public, Shu J. Chang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of September, 2011.

Notary Public
My Commission Expires: PLEASE SEE ATTACHED CERTIFICATE.
Yc. 9-19-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $500,000.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of September, 2011.

NOTARY PUBLIC
My Commission Expires:

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of ORANGE } SS.

On Sept 19, 2011 (DATE), before me, YOUNG SAM CHOI, Notary Public,

personally appeared Luke P. Chang and Shu J. Chang, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

YOUNG SAM CHOI
Commission # 1794485
Notary Public - California
Orange County
My Comm. Expires Mar 28, 2012

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER _____ TITLE(S)
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

General Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

9/19/11
DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

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