File Box 8

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***775,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20120062022 DEEDWARR
Recvd: 08/20/12 14:05 2 pgs
Fees:13.00 Taxes:2867.50
20120820-0074554

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 17th day of August, 2012.

Notary Public

My Commission Expires: 8.25.13

ADDRESS OF NEW OWNER

Miao Jin, Trustee
850 Battery Lane
Nashville, Tennessee 37220

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 132-10-0
PARCEL 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Seventy Five Thousand and 00/100 Dollars ($***775,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we John H. Pierce and Wendy K. Pierce, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Miao Jin, Trustee of the Miao Jin Revocable Trust under trust instrument dated August 2, 2011, for the benefit of Miao Jin and to Yu Luo, a married man, (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:

BEING Lot No. 2 on the Plan of W.M. Farris Subdivision of record in Plat Book 1424, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to John H. Pierce and spouse, Wendy K. Pierce, by Warranty Deed dated January 11, 2008, from Sarina Ann Asbury, A.K.A. Sarina Ann Ashbury, unmarried, of record as Instrument No. 20080115-0004587 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 850 Battery Lane, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of W.M. Farris Subdivision of record in Book 1424, page 27, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 17th day of August, 2012.

John H. Pierce

Wendy K. Pierce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Pierce and Wendy K. Pierce, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2012.

Notary Public

My Commission Expires: 6.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY