This Instrument is being recorded Pursuant To a Power of Attorney of record in Instrument No. 20120911-0082420, Register's Office for Davidson County, TN.

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xiwu Chen and Lei Ding 2135 Acklen Avenue, #3 Nashville, TN 37212	New owner	Map & Parcel 104110L00300CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mohammad A. Rahman and Shampa Nasreen, married, both by and through Syed Huda, Attorney in Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Xiwu Chen and wife, Lei Ding

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 on the Plan of Lexington Square Condominiums, as established by Master Deed of record in Book 6523, Page 387, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mohammad A. Rahman and Shampa Nasreen, married by Deed from Karuna Jayathilake, married dated December 7, 2007 of record in Instrument Number 20071214-0144054, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat of record as Exhibit C to Master Deed of record in Book 6523, Page 387, Register's Office for Davidson County, Tennessee.
4) Property is subject to Master Deed establishing a Horizontal Property Regime of Lexington Square Condominiums of record in Book 6523, Page 348, Charter of record in Book 6527, Page 743, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Exhibit "B" to said Master Deed, including liens for assessments as provided therein, easements and restrictions as contained therein.

This is improved property known as: **2135 Acklen Avenue, #3, Nashville, TN 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 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 hand(s) this 7 day of September, 2012.

Mohammad A Rahman by Syed Huda, Attorney in Fact
Mohammad A. Rahman by Syed Huda, Attorney in Fact

Shampa Nasreen by Syed Huda, Attorney in Fact
Shampa Nasreen by Syed Huda, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20120058172 DEEDWARR
Recvd: 09/11/12 13:21 2 pgs
Fees:13.00 Taxes:636.40

20120911-0082421

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 Syed Huda, Attorney-in-Fact for Mohammad A. Rahman and Shampa Nasreen, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Mohammad A. Rahman and Shampa Nasreen for the purposes therein contained.

WITNESS my hand and official seal this 7 day of September, 2012

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 11-3-2015

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076