THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20130047702 DEEDWARR
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20130607-0058090

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***205,000.00.

Affiant

Subscribed and sworn to before me this 5th day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
HING NAM HONG (USA) PRIVATE HOLDINGS LTD 209 Burns Avenue Nashville, Tennessee 37203	SAME	MAP 104-02-0 M PARCEL 209.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and 00/100 Dollars ($***205,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Joshua Pepper, unmarried, and Christine Abraham, unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto HING NAM HONG (USA) PRIVATE HOLDINGS LTD, a Pennsylvania limited partnership. (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit C, Burns Station Condominiums, as established under Master Deed of record in Book 7292, page 607, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

BEING the same property conveyed to Joshua Pepper, unmarried, and Christine Abraham, unmarried, by Warranty Deed dated June 2, 2008, from Brian Carter, unmarried, of record as Instrument No. 20080605-0057880 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Burns Avenue, Nashville, Tennessee 37203.

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

GRANTORS COVENANT with the said GRANTEE 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 Grantee herein.

2. Matters, if any, shown on the Master Deed and exhibits thereto of Burns Station Condominiums of record in Book 7292, page 607, 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 GRANTEE, its successors 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 5th day of June, 2013.

Joshua Pepper by Attorney in Fact

Joshua Pepper by Christine Abraham,
Attorney in Fact

Christine Abraham

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 Christine Abraham, the bargainor, 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 5th day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christine Abraham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Joshua Pepper and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Joshua Pepper.

WITNESS my hand and official seal this 5th day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY