Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me this 30th day of September, 2013

Notary Public
My commission expires: 3-26-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Davidson County DEEDWARR
Recvd: 10/02/13 07:45 3 pgs
Fees:18.00 Taxes:425.50
20131002-0103143

07-1309-85332

Address of New Owner:	Send Tax Bills to: Ling Guan	Tax Information
Ling Guan 102 Academy Square Nashville TN 37211	86-A Thompson Lane Nashville, TN 37211	093-11-0-A-102.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Raymond Sinclair, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ling Guan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 102, on the Plan of Revised Plan of Academy Square, of record in Book 5200, Page 614, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kenneth Raymond Sinclair, unmarried by deed from P. Anthony Sparrow, unmarried, dated March 20, 1987, recorded March 23, 1987, of record in Book 7177, Page 413, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 102 Academy Square, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30 day of September, 2013.

Kenneth Raymond Sinclair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Raymond Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30 day of September, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16



CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My commission expires: 5/24/2017