BILL GARRETT, Davidson County
Trans:T20130085104 DEEDWARR
Recvd: 10/02/13 11:16 2 pgs
Fees:13.00 Taxes:259.00
20131002-0103404

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$70,000.00~~.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2013.

Hillary Torrence
Notary Public

My commission expires: 11-28-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen Tsang and Jessica Tsang	**New Owners**	**172-03-0A-129.00-CO**
203 Boxmere Place		
Nashville, TN 37215		

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,

ADVANCED ASSET ACQUISITION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JEREMY M. BOCZULAK, INDIVIDUALLY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN TSANG AND JESSICA TSANG, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled Final Plat of the Woodlands Subdivision, Phase Four, Section 1-B, of record as Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to DEBT ASSISTANCE SOLUTIONS, LLC, by Deed from JONES LANDS-L, LLC, of record as Instrument No. 20090624-0058704, dated February 12, 2009, said Register's Office. Being further conveyed to ADVANCED ASSET ACQUISITION, LLC, by Quitclaim Deed of record as Instrument No. 20090624-0058705, dated June 24, 2009, said Register's Office. The said, Advanced Asset Acquisition, LLC, a Tennessee limited liability company having since been administratively dissolved as of August 9, 2011 and furthermore being member managed by Jeremy M. Boczulak as Chief Manager and Sole Member of the LLC.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **1700 Boxwood Drive, 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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 27th day of September, 2013.

Advanced Asset Acquisition, LLC, a Tennessee limited liability company

By: _____
Jeremy M. Boczulak, Chief Manager and Sole Member

_____
Jeremy M. Boczulak, Individual

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jeremy M. Boczulak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager and Sole Member of Advanced Asset Acquisition, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such Chief Manager and Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jeremy M. Boczulak as Chief Manager and Sole Member.

Witness my hand, at office, this 27th day of September, 2013.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of September, 2013, before me personally appeared Jeremy M. Boczulak, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand, at office, this 27th day of September, 2013.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY