BILL GARRETT, Davidson County
Trans:T20150024069 DEEDWARR
Recvd: 04/01/15 15:49 2 pgs
Fees:13.00 Taxes:1924.00
20150401-0028405

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2015, by and between John Charles Oxford and Lyndsey Weaver Oxford, husband and wife, party of the first part, and Charles Lei and Vivian Victoria Lei, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13, HANNER'S SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 43, FILED IN CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being all or part of the same property conveyed to John Charles Oxford and Lyndsey Weaver by virtue of that certain Warranty Deed dated November 18, 2010, at Instrument No. 20101208-0097810 in the Register's Office of Davidson County, Tennessee. Lyndsey Weaver and John Charles Oxford are now married and Lyndsey Weaver is now known as Lyndsey Weaver Oxford.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John Charles Oxford

Lyndsey Weaver Oxford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Charles Oxford and Lyndsey Weaver Oxford, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Charles Lei and Vivian Victoria Lei

320 South 11th Street, Nashville, TN 37206

Tax Parcel No 08313008300

Property Address: 320 S 11th Street
Nashville, TN 37206

MAIL TAX
BILLS TO:

Branch Bank & Trust Company
301 College Street, Greenville, TN 29601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $520,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2015.

Notary Public

My Commission Expires:_____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016