This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Suite 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 093160195.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Mitchell Singer
87 Lewis St
Nashville, TN 37210

SEND TAX BILLS TO:
SAME AS NEW OWNER

BILL GARRETT, Davidson County
Trans:T20150035692 DEEDWARR
Recvd: 05/08/15 10:49 3 pgs
Fees:18.00 Taxes:333.00
20150508-0042277

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KAI WANG, A MARRIED MAN, AS SOLE AND SEPARATE OWNER** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MITCHELL SINGER, AN UNMARRIED PERSON** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being parts of Lots Nos. 147 and 148 on The Plan of Maury and Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

BEGINNING on the Easterly margin of Lewis Street at an iron pin at the corner of Lots 147 and 148; thence with the Easterly margin of said street Northwardly 35 feet to an iron pin at the corner of Lots Nos. 146 and 147; thence with the fence line Eastwardly 93.7 feet to the Westerly margin of an alley; thence with said alley Southwardly 36.5 feet; thence with the fence line Westwardly 90.3 feet to the beginning.

BEING the same property conveyed to Kai Wang, a married man, as sole and separate owner, by Warranty Deed from Four Paws Corporation, a Nevada Corporation, dated October 29, 2014, appearing of record in Instrument Number 20141110-0103602, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.; Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land; Any deficiency in the property description contained in Schedule A, the failure of said description to adequately identify the land, or any claim thereof; 2015 Real Property Taxes are a lien not yet due and payable until October 1, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 87 Lewis St, Nashville, TN, 37210.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

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THE EFFECTIVE DATE OF THIS DEED IS APRIL 16, 2015 (SEE AFFIDAVIT ATTACHED HERETO AND MADE A PART HEREWITH).

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29 day of April, 2015.

Kai Wang

Personally appeared before me, the undersigned authority, a Notary Public, **Kai Wang**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of April, 2015.

THEODORA K. EATON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 22, 2016

NOTARY PUBLIC
My Commission Expires: April 22, 2016

THEODORA K. EATON NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of April, 2015.

NOTARY PUBLIC
My Commission Expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

---------- [Space Below This Line For Recording Data] ----------

This instrument prepared by:
Limestone Title and Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, TN 37207

AFFIDAVIT

Comes now **Kai Wang** who would state the following:

1. On April 16, 2015 the home owned by myself and located at 87 Lewis Street, Nashville, Tennessee 37210 was sold to the new Grantee, Mitchell Singer, as evidenced by the Warranty Deed to which this affidavit is attached.

2. At the time of closing, I was located in China. I originally signed the Warranty Deed on April 16, 2015 but was unable to have it notarized, because the only form of identification accepted by the consulate in China was my passport, which had been turned in for purposes of my planned return trip to the United States and was not returned to me prior to my scheduled closing.

3. Upon my return to the United States, I immediately signed the attached Warranty Deed in the presence of a notary public. My signature and notarial acknowledgement is dated April 29, 2015, however, it is my express intention and purpose that the effective date of this Warranty Deed is the date of the original closing date on the sale and purchase of 87 Lewis Street, Nashville, TN 37210, which is April, 16, 2015.

Dated this the 29 day of April, 2015.

Kai Wang

STATE OF Massachusetts
COUNTY OF Norfolk

Sworn to and subscribed before me this the 29th day of April, 2015.

Notary Public

THEODORA K. EATON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 22, 2016