WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yong Xiu Chen	New Owner	16205016000
(NAME)	(NAME)	
312 Ash Grove Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Prime Investments, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yong Xiu Chen,** 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:

Being Lot No. 55 on Plan of Hickory Valley Subdivision, Section 2A, as of record in Plat Book 4300, Page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more compete and accurate legal description thereof.

Being the same property conveyed to Prime Investments, LLC, by deed of record in Instrument No. 20150304-0018791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 312 Ash Grove Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, 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.

BILL GARRETT, Davidson County
Trans:T20150070792 DEEDWARR
Recvd: 08/21/15 10:16 2 pgs
Fees:13.00 Taxes:566.10
20150821-0084501

Witness my/our hands this 12th day of August, 2015.

Member
Prime Investments, LLC

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Lokman Rashid with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the MEMBER of Prime Investments, LLC and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of Prime Investments, LLC by himself MEMBER.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9891