BILL GARRETT, Davidson County
Trans:T20150081006 DEEDWARR
Recvd: 09/23/15 12:48 2 pgs
Fees:13.00 Taxes:96.20
20150923-0096712

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Valuable Investment Properties, LLC** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Pai-I Sun** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B-108, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being part of the same property conveyed to Valuable Investment Properties, LLC, by QuitClaim Deed, from Amy Cross Nance, of record in Instrument # 20060331-0036593, Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded March 31, 2006.

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

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 14th day of September, 2015.

Valuable Investment Properties, LLC

BY: _____
Dana Moore

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Dana Moore, the Managing Member for Valuable Investment Properties, LLC** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2015.

_____
Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$26,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14th day of September, 2015.

Notary Public

My Commission Expires:_____

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-21-2016

Map and Parcel: 147-02-0B-028.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Pai-I Sun
4322 Harding Place, Ste. 417
Nashville, TN 37205