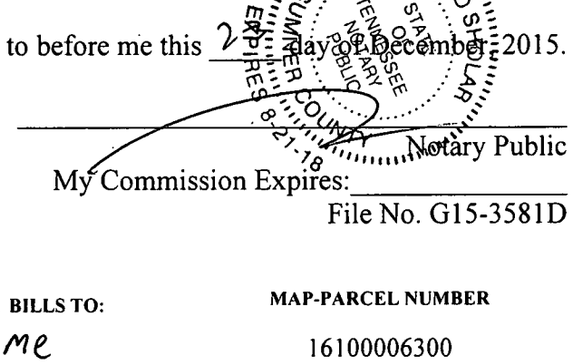
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater or this transfer is $315,000.00.



Affiant

Subscribed and sworn to before me this 22 day of December 2015.

Notary Public

My Commission Expires: _____

File No. G15-3581D

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vincent Ruikun Rock (NAME)	Same (NAME)	16100006300
15500 Old Hickory Boulevard (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150108828 DEEDWARRSP
Recvd: 12/28/15 09:57 3 pgs
Fees:18.00 Taxes:1165.50
20151228-0129662

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Sun West Mortgage Company, Inc.** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Vincent Ruikun Rock and Wen Yang, husband and wife** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being described as follows:

Beginning in the center of Old Hickory Boulevard at Rucker's Southwest corner in the line of the property conveyed to Kinnard in the aforesaid deed, running then with the centerline of said boulevard and a radius of 3044.5 feet to the left, westerly 199 feet; thence North 3°9' East 548 feet to an iron pin; thence a South 81° East 200 feet to an iron pin in Rucker's fence; thence with Rucker's line and fence South 3°15' West 548 feet to the beginning and containing 2.5 acres, more or less.

BEING the same property conveyed to Sun West Mortgage Company, Inc. from Priority Trustee Services of TN, LLC, as Substitute Trustee, by Substitute Trustees Deed dated July 24, 2015, as Instrument No. 20150729-0074326, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The 2006 taxes have been paid by the Grantor. The current year's taxes have been prorated between the Grantor and Grantee. Any future taxes will be assumed by the Grantee herein.

This is improved property known as 15500 Old Hickory Boulevard, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the _____ day of December, 2015.

Sun West Mortgage Company, Inc.

_____

By: Poonkuzhali Vallinayagam aka Jennifer Vallinayagam, Chief Operating Officer

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STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Poonkuzhali Vallinayagam aka Jennifer Vallinatagam, Chief Operating Officer, for Sun West Mortgage Company, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Chief Operating Officer of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of December, 2015.

My Commission Expires:_____ _____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 12/18/2015 before me, Diana Darey Nem, Notary Public
(insert name and title of the officer)

personally appeared Poonkuzhali Vallinayagam,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DIANA DAREY NEM
COMM. #2112816
Notary Public - California
Los Angeles County
My Comm. Expires May 23, 2019

NRO1 NRO1

Signature _____ **(Seal)**