Davidson County DEEDWARR
Recvd: 03/24/16 15:13 5 pgs
Fees:28.00 Taxes:422.54
20160324-0028133

**Prepared By:**
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

**After Recording Return To:**
PHOEBE ZHANG
4425 WESTLAWN DR
NASHVILLE, TN 37209-4940

**Send Tax Bills To:**
PHOEBE ZHANG
4425 WESTLAWN DR
NASHVILLE, TN 37209-4940

# WARRANTY DEED

**PARCEL NUMBER: 103-08-0A-004.00-C**

**THIS INDENTURE,** made this 10th day of March, 2016, by and between KGR, LLC, A TENNESSEE LIMITED LIABILITYCOMPANY, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and PHOEBE ZHANG whose address is 4425 Westlawn Dr., Nashville , TN 37209 , as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

**WITNESSETH:** For and in consideration of ZERO Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**IN WITNESS WHEREOF:** The said parties of the first part have hereunto set their hands and seal the day and year first above written.

A.K.A. Phoebe Jang

KGR, LLC, A TENNESSEE LIMITED LIABILITYCOMPANY
BY:
TITLE:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Phoebe Jang, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10 day of March, 2016.

My Commission Expires: 10/7/2019

Kay Major
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 114,200, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Erin McClellan

Sworn to and subscribed before me
this 10 day of March, 2016.

My Commission Expires: 9/28/18

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF Tennessee ]

COUNTY OF Davidson

On 3/10/2016, before me, Kerry Majors (here insert name of notary),

personally appeared Phoebe Chong (name(s) of Signer(s)),

*personally known to me (or 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.*

*WITNESS my hand and official seal.*

Signature Kerry Majors (SEAL)

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*This area for Official Notarial Seal*

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER

_____
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OF TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

# EXHIBIT "A"

# LEGAL DESCRIPTION

File No: 08-01227665

TO-WIT: A CERTAIN CONDOMINIUM IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. A103 OF WESTLAWN GREEN, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5238, PAGE 863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE AND FURTHER DESCRIBED ON THE PLAT OF WESTLAWN GREEN OF RECORD IN BOOK 5200, PAGE 20-24, REGISTER'S OFFICE FOR DAVIDSON COUNTY,
APN 103-08-0A-004.00-C

BEING THE SAME PROPERTY CONVEYED TO KGR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM YAN ZHANG RECORDED 03/15/2011 IN DEED 201103150020404 , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

# True Copy Certification

I, Meredith Williams , do hereby make oath that I am a
licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Adam K. Donnelly, a notary public for this county and state, Meredith Williams, who acknowledges that this certification of
an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Adam K. Donnelly, Notary Public
Moon Twp., Allegheny County
My Commission Expires Sept. 28, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires: Sept. 28, 2018
Notary' Seal (if on paper)