BILL GARRETT, Davidson County
Trans:T20160025129 DEEDWARR
Recvd: 03/29/16 10:17 2 pgs
Fees:13.00 Taxes:409.96
20160329-0029374

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $110,800.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2016.

Notary Public

My commission expires: SEP 20 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Archa Rae Turner	NEW OWNER	163-05-0B-163-00-CO
5170 Hickory Hollow Pkwy, #147		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Tao Shen, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Archa RaeTurner

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Exhibit "A-1" Master Deed Lot Layout (Private Element) Phase IV, Mill Park, (formerly Hickory Hollow Townhomes) of record in Plat at Instrument No. 20031117-0167241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tao Shen, married by Warranty deed from Craig D. Trice, unmarried of record in Instrument No. 20150623-0059996 Register's Office for Davidson County, Tennessee, dated June 17, 2015 and recorded on June 23, 2015 and Scrivener' s Affidavit recorded in Instrument No. 20150710-0067418, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property is not his primary residence, nor the primary residence of his spouse, and never has been.

This instrument is executed pursuant to Power of Attorney of record in Instrument No. 20160329-0029373, Register's Office for Davidson County, Tennessee.

This is improved property known as **5170 Hickory Hollow Pkwy, #147, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Boundary Plat of record in Plat Book 9700, Page (s) 538 and 539, Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, page 757; supplemented in Instrument No. 20031117-0167241 and Second Amendment in Instrument No. 20141231-0119109, Rules and Regulations of record in Instrument No. 20140717-0063137, By-Laws of Mill Park of record in Book 10719, Page 464; as amended in Book 11167, page 759, Easement (s) to Bellsouth of record in Book 11378, Page 991, Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, Quitclaim Deed for common areas to Mill Park Homeowner's Association of record in Book 11221, Page 249, Detention Pond Agreement of record in Book 10506, Page 278, Mill Park Homeowners Association, Inc. Parking Rules of record in Instrument Number 20080304-0021743, Mill Park Homeowners Association, Inc. Architectural Change Request Procedures of record in Instrument Number 20110208-0011084, Mill Park Homeowners Association, Inc. Rules and Regulations of record in Instrument Number 20140902-0079467, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of March, 2016.

Tao Shen by Zuofei Wang his Attorney in Fact

Tao Shen, by Zuofei Wang, his
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Zuofei Wang, the bargainor, 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 for the purposes therein contained, and who swore to the statements made above and subscribed his name above and who further acknowledged that he is the Attorney in Fact for Tao Shen and that he is authorized by Tao Shen to execute this instrument on his behalf.

Witness my hand and official seal this 21st day of March, 2016.

Notary Public
My Commission Expires: 10/2/17

BARBARA HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160024 8119 Isabella Lane, Ste 104, Brentwood, TN 37027