This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $567,000.00.

Affiant

Subscribed and sworn before me this the 4th day of May, 2016.

Notary Public
My commission expires: 9/10/18

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Lei Qian and Honglei Chen | Mortgage Investors Group | 128-16-0-B-065.00CO |
| 565 Summit Oaks Court | 8320 East Walker Springs Lane | |
| Nashville, TN 37221 | Knoxville, TN 37923 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LYNN K. TUGGLE, JR. AND REIGEN TUGGLE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEI QIAN AND HONGLEI CHEN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase Four, Summit Oaks, a Planned Unit Development, of record in Plat at Instrument No. 20060417-0043459, 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 Lynn K. Tuggle, Jr., a single man by Warranty Deed from West End Homes, LLC, of record in Instrument No. 20070806-0093090, Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 06, 2007.

Being also known as 565 Summit Oaks Court, Nashville, TN 37221.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 565 Summit Oaks Court, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 4th day of May, 2016.

Lynn K. Tuggle, Jr.

Reigen Tuggle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynn K. Tuggle, Jr. and Reigen Tuggle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160037361 DEEDWARR
Recvd: 05/05/16 10:04 1 pgs
Fees:13.00 Taxes:2097.90
20160505-0044444