This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/11/16 14:26 2 pgs
Fees:13.00 Taxes:457.69
20160511-0046921

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of May, 2016, by and between Chia Jene Chou, unmarried, party of the first part, and Marina S Rucker, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot NO. 186 on the Plan of Highlands of Tulip Grove, Section 3, which is of record in Plat Book 4675, Page 140, Register's Office of Davidson County, Tennessee.

Being all or part of the same property conveyed to Chia Jene Chou by virtue of that certain Quit Claim Deed dated May 20, 1993, at Book 8961, Page 95 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Wan-Nan Chou and Chia Jene Chou by virtue of Warranty Deed dated December 30, 1986 at Book 7104, Page 411 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Chia Jene Chou

Chia Jene Chou

STATE OF TENNESSEE
COUNTY OF DAVIDSON

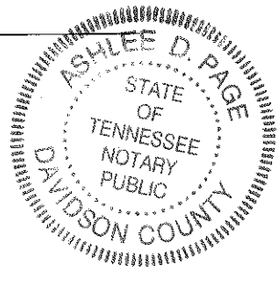
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Chia Jene Chou , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of May, 2016.

Ashlee D Page

Notary Public

My Commission Expires: 9-10-18



Property Owner & Address: Marina S Rucker

734 Dutchmans Court
Hermitage, TN 37076

Tax Parcel No 07507016100

Property Address: 734 Dutchmans Ct
Hermitage, TN 37076

MAIL TAX BILLS TO: Owner at Property Address

Firm File #: 20160462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $123,700.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Marina S Rucker
AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of May, 2016.

Ashlee D Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9/25/2019