J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$525,000.00.** Affiant Subscribed and sworn to before me, this the 12 day of May 2016. Notary Public My commission expires:_____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aaron J. Yang and Lydia M. Yang	New Owner	**104-10-0-169.00**
504 Chesterfield Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PIETRO VALDASTRI AND VIRGINIA PENSABENE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AARON J. YANG AND LYDIA M. YANG, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Beginning at a point on the Northeasterly margin of Chesterfield Avenue, said point being a common corner of Lot Nos. 134 and 135, thence with the line between said lots Northeastwardly 180 feet to a point, thence Southeastwardly 81.9 feet to a point 21.9 feet Southeast of the corner of Lots Nos. 135 and 136; thence Southwestwardly 181 feet; more or less, to a point in the Northeasterly margin of Chesterfield Avenue, said point being 35 feet Southeast to the corner of Lots Nos. 135 and 136; thence with said margin of Chesterfield Avenue Northwestwardly 95 feet to the point of beginning.

Being the same property conveyed to PIETRO VALDASTRI and VIRGINIA PENSABENE, husband and wife, by deed from SHANNON B. SILVA and husband, SHAUN PATRICK SILVA, of record in Instrument No. 20121212-0114434, dated December 7, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 504 Chesterfield Avenue, Nashville, TN 37212.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

BILL GARRETT, Davidson County
Trans:T20160040953 DEEDWARR
Recvd: 05/16/16 15:50 2 pgs
Fees:13.00 Taxes:1942.50
20160516-0048864

Witness my/our hand(s) this 12th day of May, 2016.

PIETRO VALDASTRI

VIRGINIA PENSABENE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **PIETRO VALDASTRI AND VIRGINIA PENSABENE, HUSBAND AND WIFE,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th day of May, 2016.**

Notary Public

My Commission Expires: 8.20.2019

