Davidson County DEEDWARR Recvd: 05/17/16 10:19 3 pgs Fees:18.00 Taxes:1465.20 **20160517-0049033**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00 Affiant Subscribed and sworn to before me, this 16th DAY OF May, 2016. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
WARRANTY DEED CLR16-0320	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-20-2019

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zhi Li Chen	Owner & Owners (NAME)	
320 Swynford Court	address	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8273		172-13-0A-057.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK NEEL AND JOY NEEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZHI LI CHEN AND YAN J. WENG, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Revision to Lot 3 & Open Space, Section One & Lots 4 through 10, Section Two, Williams Grove of record in Plat Book 11700, Page 22, 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 Mark Neel by Substitute Trustee's deed from Jason Mangrum, Substitute Trustee of record in Instrument No. 20151216-0126495 Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on December 16, 2015.

Garntors have never occupied the said property as their primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Pages 902 through 906, and Plat Book 11700, Page 22, Book 9700, page 520, Book 10741, Page 678; Book 11167, Page 755; Book 11643, Page 316; and Instrument No. 20010514-0049490, Book 10741, Page 671 and Instrument No. 20010618-0034214, Instrument No. 20010514-0049489 and Instrument No. 20011226-0142132, Book 10951, Page 699, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 320 Swynford Court , Brentwood, Tennessee 37027-8273

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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(S), their 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/our hand(s) this 16th day of May, 2016.

Mark Neel

Joy Neel

STATE OF Tennessee
COUNTY OF Davidson

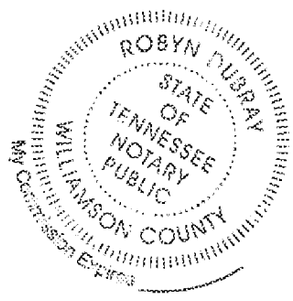
On this the 16th day of May, 2016, before me personally appeared Mark Neel and Joy Neel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of May, 2016.

Robyn Neel
Notary Public

My Commission Expires: 2/8/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Christi M. Johnston, 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 Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}