BILL GARRETT, Davidson County
Trans: T20160045845 DEEDWARR
Recvd: 06/01/16 08:57 2 pgs
Fees: 13.00 Taxes: 2075.70

20160601-0054748

REBECCA METZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994022769
MY COMMISSION EXPIRES SEPTEMBER 6, 2019

(Notary Stamp)

STATE OF Colorado
COUNTY OF San Miguel

The actual consideration or value, whichever is greater, for this transfer is $561,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2016.

Notary Public

My commission expires: 9-6-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Junsong Chen and Li Peng	Junsong Chen and Li Peng	116-03-0-087.00
119 Kenner Avenue	119 Kenner Avenue	
Nashville, TN 37205	Nashville, TN 37205	

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,

Adam Carlos and Madison Carlos, husband and wife

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

Junsong Chen and Li Peng

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

BEING Lot 7, as shown on the Final Plat of Manning at Belle Meade, 1st Revision of record at Instrument No. 20080107-0001740, Register's Office for Davidson County, Tennessee, revising and superseding Final Plat of Manning at Belle Meade, of record in Instrument No. 20071024-0125600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Madison Murray and Adam Carlos, both unmarried, as tenants in common with right of survivorship by General Warranty deed from Chartwell Properties, LLC of record in Instrument No. 20110621-0047628 Register's Office for Davidson County, Tennessee, dated June 15, 2011 and recorded on June 21, 2011; the said Madison Murray and Adam Carlos having since married, the said Madison Murray now being known as Madison Carlos.

This is improved property known as **119 Kenner Avenue, Nashville, TN 37205.**

AC
MC

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:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

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 31st day of May, 2016.

Adam Carlos

Madison Carlos

STATE OF COLORADO
COUNTY OF San Miguel

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Adam Carlos and Madison Carlos, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of May, 2016.

Notary Public
My Commission Expires: 9-6-2019

REBECCA METZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994022769
MY COMMISSION EXPIRES SEPTEMBER 6, 2019

SolomonParks File No. 316118