SHUANG YE XIA
Notary Public, State of New York
No. 01XI6298011
Qualified in Queens County
Commission Expires March 10, 2018

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050381 DEEDWARR
Recvd: 06/14/16 13:56 2 pgs
Fees:13.00 Taxes:976.80
20160614-0060216

State of NY
County of Queens

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 day of June, 2016.

(Affix Seal)
My Commission Expires: 3/10/2018

Notary Public

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tennessee Property Group, LLC 2912 Sanderling Drive Fremont, CA 94555	Tennessee Property Group, LLC 2912 Sanderling Drive Fremont, CA 94555	133.04-0A-016.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Pan Chen and wife, Yan Chen**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tennessee Property Group, LLC, a Tennessee limited liability company**, 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:

The land with all the buildings and improvements thereon, situated at 616 Twin Oaks Court, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 16 on the Plan of Twin Oaks Subdivision-Section 2- Phase 2, of record in Instrument Number 20021206-0150674, 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 part of the same property conveyed to George Gianikas General Contractors by Deed from Glen Associates of record in Book 11614, Page 552, Register's Office for Davidson County, Tennessee, dated August 6, 1999.

Being the same property conveyed to Pan Chen and Yan Chen from Tabatt David Laven by Warranty dated August 21,2012 and recorded August 28, 2012 in Instrument Number 2012082877396, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 616 Twin Oaks COurt, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 8 day of June, 2016

X Pan Chen
Pan Chen

X Yan Chen
Yan Chen

State of
County of

Personally appeared before me, Pan chen & Yan chen a Notary Public in and for said County and State, the within named Pan Chen and Yan Chen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of June, 2016.

Xia Shuang Ye
Notary Public
My Commission Expires: 3/10/2018

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