BILL GARRETT, Davidson County
Trans:T20160055326 DEEDWARR
Recvd: 06/29/16 09:28 2 pgs
Fees:13.00 Taxes:407.00
20160629-0066209

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

# WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of June, 2016, by and between Magnum Investment LLC, a Tennessee limited liability company, party of the first part, and Chang Fa Chen and Shu Ying Chen, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 40 Hickory View, Section One, of record in Book 5210, Page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Magnum Investment, LLC by virtue of that certain Quit Claim Deed dated January 27, 2016, at Instrument No. 20160201-0009395, in the Register's Office of Davidson County, Tennessee.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I/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.

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.

Magnum Investment LLC
By: Min Hui Chen, Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Min Hui Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)/himself to be the Member Manager of Magnum Investment LLC, the within named bargainor, a Tennessee limited liability company, and that (she)/he as such Member Manger executed the foregoing instrument for the purposes therein contained, by signing the name of Magnum Investment LLC by (her)/himself as Member Manager.

WITNESS my hand and official seal at office this 14th day of June, 2016.

Notary Public

My Commission Expires: 7.30.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Chang Fa Chen and Shu Ying Chen
1942 Ashburn Court
Nolensville, TN 37135

Tax Parcel No 16205029500

Property Address: 5424 Eulala Dr
Nashville, TN 37211

MAIL TAX BILLS TO: Chang Fa Chen and Shu Ying Chen
1942 Ashburn Court
Nolensville, TN 37135

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 $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of June, 2016.

Kristi McCoy
Notary Public

My Commission Expires: 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY