WARRANTY DEED

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

R-VRES-16-2016-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ying Nie	**Mortgage Investors Group**	
(NAME) **2016 A 14th Avenue N**	(NAME) **8320 East Walker Springs Lane**	**081070J00100CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **PUUSH MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YING NIE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit A on the Plan of 2016 14th Avenue North Townhomes of record in Plat at Instrument No. 20150716-0069651, 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 a portion of the same property conveyed to Puush Management, LLC by Warranty deed from Tyree Moreland of record in Instrument No. 20141209-0112523 and Scrivener' s Affidavit recorded in Instrument No. 20150716-0069649 Register's Office for Davidson County, Tennessee, dated December 08, 2014 and recorded on December 09, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 17, Page 297, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150716-0069651, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150716-0069650, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2016 A 14th Avenue N, Nashville, Tennessee 37208**.

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.

BILL GARRETT, Davidson County
Trans:T20160080523 DEEDWARR
Recvd: 09/14/16 12:54 2 pgs
Fees:13.00 Taxes:1054.50
20160914-0096646

Witness my/our hand(s) this the 9th DAY OF SEPTEMBER, 2016.

Puush Management, LLC

BY: _____
Santwon Townsend
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANTWON TOWNSEND, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PUUSH MANAGEMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of September, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212