Prepared by:
Lisa Webb, Esq.
1994 Gallatin Pike North, Suite 100
Madison, Tennessee 37115

Tax Map Parcel No.: 033 13 0A
Tax Parcel No.: 017.00

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED

THIS INSTRUMENT was made and entered into this 17th day of October 2016, by and between:

SET KONG YAU and SKYE YAU and CARISSA YAU ("Grantors") and SET KONG YAU ("Grantees"), to whom will hold title in fee simple.

IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantees and Grantees' heirs and assigns, all of Grantors' right, title, and interest in and to the following described improved real property at 845 Fonnic Drive, Nashville, Tennessee, 37207, described as follows:

LAND IN THE 3RD COUNCILMANIC DISTRICT METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17, ON THE PLAN OF HIDDEN SPRINGS, PHASE-ONE, SECTION TWO, A PLAT OF RECORD IN INSTRUMENT NO. 20050209-0015118, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

(A) BEING PART OF THE SAME PROPERTY CONVEYED TO HIDDEN SPRINGS DEVELOPMENT, LLC BY DEED (DEEDWARR) FROM GEORGE DUNN CONTRACTORS, LTD., A TENNESSEE LIMITED PARTNERSHIP OF RECORD IN DEED INSTRUMENT 200407150084906ON 07/08/2004 AND FILED FOR RECORD ON 07/15/2004, REGISTER'S OFFICE FOR SAID COUNTY.

(B) BEING PART OF THE SAME PROPERTY CONVEYED TO SOUTHERN HOME BUILDER'S L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY BY DEED (DEEDWARR) FROM HIDDEN SPRINGS DEVELOPMENT, L.L.C, A TENNESSEE LIMITED LIABILITY COMPANY OR RECORD IN DEED INSTRUMENT 200506270073447 ON 06/13/2005 AND FILED FOR RECORD ON

BILL GARRETT, Davidson County
Trans:T20160091789 DEEDQC
Recvd: 10/18/16 11:53 3 pgs
Fees:17.00 Taxes:0.00
20161018-0109936

06/27/2005, REGISTER'S OFFICE FOR SAID COUNTY.

APN: 033130A01700CO

PROPERTY COMMONLY KNOWN AS: 845 FONNIC DRIVE, NASHVILLE, TENNESSEE 37207

Source of title:
20150409 - 0031090

Names and Addresses of New Owner:
Set Kong Yau
845 Fonnic Drive
Nashville, Tennessee 37207

Name and Address of Entity Responsible
For Payment of Real Property Taxes:
Set Kong Yau
845 Fonnic Drive
Nashville, Tennessee 37207

WITNESS MY HAND this the 17 day of October, 2016.

SET KONG YAU, Grantor

WITNESS MY HAND this the 17 day of October, 2016.

for Skye Yau
SKYE YAU, Grantor, b/n/f SET KONG YAU

WITNESS MY HAND this the 17 day of October, 2016.

for Carissa Yau.
CARISSA YAU, Grantor, b/n/f SET KONG YAU

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $1.00

, Affiant

Subscribed and sworn before me this the 18 Day of Oct., 2016.

, Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SET KONG YAU, personally appeared and executed the foregoing instrument for the purpose described therein.

WITNESS my hand and seal, this 17 day of Oct., 2016.

[SEAL] LISA PETTIBONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-6-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SKYE YAU b/n/f SET KONG YAU, personally appeared and executed the foregoing instrument for the purpose described therein.

WITNESS my hand and seal, this 17 day of Oct, 2016.

[SEAL] LISA PETTIBONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-6-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, CARISSA YAU b/n/f SET KONG YAU, personally appeared and executed the foregoing instrument for the purpose described therein.

WITNESS my hand and seal, this 17 day of Oct., 2016.

[SEAL] LISA PETTIBONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-6-17