BILL GARRETT, Davidson County
Trans:T20160092298 DEEDWARR
Recvd: 10/19/16 10:53 2 pgs
Fees:13.00 Taxes:610.50
20161019-0110461

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 17th day of October, 2016, by and between Magnum Investment LLC, a Tennessee limited liability company, party of the first part, and Thang Mung, a single man, 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:

Being Lot No. 30 on the Plan of Lori Heights of record in Book 3106, Page 123, Register's Office, for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Magnum Investments, LLC by virtue of that certain Quit Claim Deed dated May 10, 2016, at Instrument No. 20160510-0046387 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3106, Page 123, Book 3407, Page 195 and Easement at Book 8879, Page 755 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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
Min Hui Chen

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 a Member of Magnum Investment, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by her/himself as Member.

WITNESS my hand and official seal at office this 17th day of October, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Thang Mung
4709 Lori Drive
Antioch, TN 37013

Tax Parcel No 148 120 012.00

Property Address: 4709 Lori Drive
Antioch, TN 37013

MAIL TAX BILLS TO: U.S. Bank, N.A.
4801 Frederica St.
Owensboro, KY 42301

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 $165,000.00 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 17th day of October, 2016.

Notary Public

My Commission Expires: 4/24/18

KRISTINA KAYE DITINNO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY