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

Davidson County DEEDWARR
Recvd: 10/31/16 15:01 2 pgs
Fees:13.00 Taxes:388.50
20161031-0115010

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of October, 2016, by and between Mary E Kroner, married, party of the first part, and Zhuo Yun Xie and Bi Lian Xie, 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 Unit No. 608 of Churchill Crossing, a Horizontal Property Regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and Book 7845, Page 540, Register's Office for Davidson County, Tennessee; the Plat of which is of record in Plat Book 7900, Page 25, said Register's Office, and by the Third Amendment to the Master Deed of record in Book 10635, Page 110, said Register's Office, to which reference is hereby made for a complete and accurate description of said Unit.

Being all or part of the same property conveyed to Mary E. Kroner by virtue of that certain Quit Claim Deed dated January 20, 2015, and being of record at Instrument No. 20150206-0011099 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property is being used as investment property.

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 ands restrictions at Plat Book 7792, Page 915 amended in Plat Book 7804,Page 616, Book 7845, Page 540 and Plat Book 7900, Page 25, Book 10635, Page 110, Book 10996, Page 199, and Instrument No. 20050829-0103075 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.

Mary E Kroner by Ashlee Page, Attorney Fact
Mary E Kroner, by Ashlee Page, Attorney In Fact

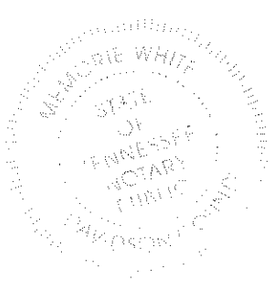
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2016, before me personally appeared Ashlee Page, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Mary E Kroner, and acknowledged that she executed the same as the free act and deed of the said Mary E Kroner.

WITNESS my hand and official seal at office this 27th day of October, 2016.

Notary Public

My Commission Expires: 7-3-17



Property Owner & Address: Zhuo Yun Xie and Bi Lian Xie
157 Manske Park Dr
Hendersonville, TN 37075

Tax Parcel No 034030B60800CO

Property Address: 608 Churchill Xing
Madison, TN 37115

MAIL TAX
BILLS TO: owners at owners address

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 $105,000.00 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 27th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019