BILL GARRETT, Davidson County
Trans:T20160106015 DEEDWARR
Recvd: 12/02/16 09:49 2 pgs
Fees:13.00 Taxes:777.00
20161202-0126496

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 30th day of November, 2016, by and between Magnum Investment LLC, party of the first part, and Kelli Ross, an unmarried woman, 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. 205, on the Plan of Hillbrook, Section II, of record in Plat Book 3300,Page 12, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Magnum Investment, LLC by virtue of that certain Quit Claim Deed dated July 26, 2016, and being of record at Instrument No. 20160727-0077261, in the amount of $4,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Jason W. Sherrill by virtue of Quit Claim Deed dated May 9, 2013 at Instrument No. 20130513-0048190, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Jasoan W. Sherrill and Tracey Sherrill by virtue of Warranty Deed dated December 13, 2002 at Instrument No. 20021223-0158179 in the amount of $96,000.00 in the said Register's Office.

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), her 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 2017 Davidson County real property taxes, being a lien not yet due and payable and Restrictions of record in Book 3277, page 482 and in Book 3286, page 375; 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), her 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

Magnum Investment LLC by Min Hui Chen

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Min Hui Chen, with whom I am personally acquainted (or proved to me on the basis Magnum Investment, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and official seal at office this 30th day of November, 2016.

Notary Public

My Commission Expires: 9/25/19

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

Property Owner & Address: Kelli Ross
207 LUCKY DRIVE
NASHVILLE, TN 37211

Tax Parcel No 14801007200

Property Address: 207 Lucky Dr.
Nashville, TN 37211

MAIL TAX BILLS TO: NEW OWNER

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 $210,000.00 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 30th day of November, 2016.

Notary Public

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020