Davidson County DEEDWARR
Recvd: 01/12/17 10:37 5 pgs
Fees:28.00 Taxes:740.00
20170112-0003594

WARRANTY DEED

File#: CF-TN-34425

MAIL RECORDED DEED TO:

KEVIN JAY WU
525 SAINT JULES LANE
NASHVILLE, TN 37211

OWNER (SEND TAX BILLS TO):

KEVIN JAY WU
525 SAINT JULES LANE
NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND 00/100 Dollars ($200,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RUBIANNA LUONG WU, who acquired title as RUBIANNA LUONG, a single person (herein, "Grantor"), whose address is 525 Saint Jules Lane, Nashville, TN 37211, hereby sells, transfers and conveys to KEVIN JAY WU, an unmarried man (herein, "Grantee"), whose address is 525 Saint Jules Lane, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 525 Saint Jules Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 6th day of Jan., 2017.

PIN NO: 172 12 0D 546.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

RUBIANNA LUONG WU,
who acquired title as RUBIANNA LUONG

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RUBIANNA LUONG WU, who acquired title as RUBIANNA LUONG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of Jan, 2017.

[Affix Notary Seal]

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

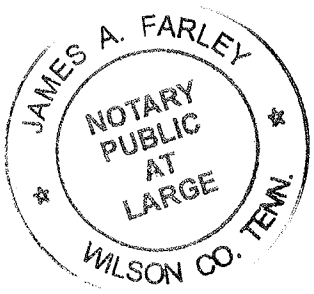
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

GRANTEE

Grantee signature _____
KEVIN JAY WU

Subscribed and sworn to under oath before me, this 6th day of Jan., 2017.

[Affix Notary Seal]



Janes A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 812 AS SHOWN ON EXHIBIT "B" TO THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (ADDITIONAL 21 TOWNHOMES UNIT OF SECTION TWO, THE TOWN CENTER HOMES), OF RECORD IN INSTRUMENT NO. 20060622-0074677 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY: ALSO BEING PART OF THE SAME PROPERTY SHOWN AS LOT NO. 508 ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE OF RECORD IN INSTRUMENT NO. 20050322-0031182 AS REVISED BY INSTRUMENT NO. 20061103-0136911 IN SAID REGISTER'S OFFICE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20101104-0088709, on November 4, 2010.

PIN NO: 172-12-0-0
546.00CO

STREET ADDRESS:

525 Saint Jules Lane, Nashville, TN 37211

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY