Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1324

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Edwards and wife, Deborah Edwards**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dungeng Peng and Yuanchun Wang, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit 105, of the Parthenon Park Tonhomes, Phase 1 and Phase 2, as established by the Master Deed of record in Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, section 101, et seq., as amended, of the Tennessee Code Annotated, of record as Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Mark Edwards and wife, Deborah Edwards by deed from Parthenon Partners, LLC, a Tennessee limited liability company, in the amount of $182,500.00, dated June 4, 2004, of record in Instrument No. 20040607-0067033, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3161 Parthenon Avenue #105, Nashville, TN 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 11767 DEEDWARR
10/11/2017 11:58:24 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00



20171011-0104318

WITNESS THE EXECUTION HEREOF this 4th day of October, 2017.

Mark Edwards

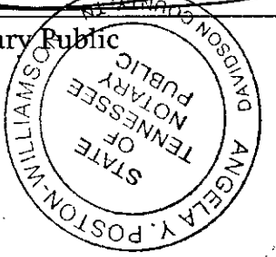
Deborah Edwards

State of Tennessee)
County of Davidson)

On this 4th day of October, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark Edwards and Deborah Edwards, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 300,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of October, 2017.

Notary Public

My Commission Expires: 5/8/18



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Dungeng Peng	Mortgage Investors Group	104-02-0Z-105.00
3161 Parthenon Avenue #105	8320 East Walker Springs Lane, 200	
Nashville, TN 37203	Knoxville, TN 37923	