Bill Garrett Davidson County
Batch# 15559 DEEDWARR
10/19/2017 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20171019-0107328

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of October, 2017, by and between Marshall Dwain Richardson and Xing Lin, both married men, party of the first part, and Hui Chen and Zhen Ni, husband and wife, 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. 50 on the Plan of Mansker Meadows, Section II, of record in Plat Book 2663, Page 15, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Marshall Dwain Richardson, as to a one percent (1%) undivided interest and Xing Lin, as to a ninety-nine percent (99%) undivided interest, by virtue of that certain Quit Claim Deed dated December 30, 2009, and being of record at Instrument No. 20100329-0023112 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Marshall Dwain Richardson, by virtue of Warranty Deed dated December 30, 2009 at Instrument No. 20100111-0002408 in the said Register's Office.

The seller warrants that this was not their primary residence and said property was used for investment purposes only.

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 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 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), 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.

Marshall Dwain Richardson

Xing Lin

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Marshall Dwain Richardson and Xing Lin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES OCTOBER 30, 2018

My Commission Expires: _____

Property Owner & Address:	Hui Chen and Zhen Ni 2414 Mansker Dr. Madison, TN 37115
Tax Parcel No	02616004000
Property Address:	2414 Mansker Dr. Madison, TN 37115
MAIL TAX BILLS TO:	Owners at property address
Firm File #:	20170894

STATE OF
COUNTY OF

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 $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C Walsh

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of October, 2017.

Notary Public

My Commission Expires: 9.25.19

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

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, Vernikkia 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

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