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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: N-OCR-17-11131-1

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of January, 2018, by and between Marshall Pike, GP, party of the first part, and XiaHua Xue, married, and Jun Wang, married, as tenants in common, 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 the westerly 46-1/2 feet of Lot No. 35 on the plan of Bransford Realty Company's Re-Subdivision of the North part of A.B. Hill's Subdivision of the Plan Lands, of record in Book 421, Page 77, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 46.5 feet on the South side of Argyle Avenue and runs back between lines, along the Easterly margin of an alley, 145 feet more or less to an alley.

Being all or part of the same property conveyed to Marshall Pike, GP by virtue of that certain Warranty Deed dated July 10, 2013, and being of record at Instrument No. 20130710-0071512 in the Register's Office of Davidson County, Tennessee.

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 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 421, Page 77 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.

Marshall Pike, GP

By: J. Thomas McDaniel, Managing Partner

Bill Garrett Davidson County
Batch# 46858 **DEEDWARR**
01/11/2018 10:04:20 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20180111-0003668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, J. Thomas McDaniel, Managing Partner of Marshall Pike, GP , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of January, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: XiaHua Xue
1113 Argyle Ave
Nashville, TN 37203

Tax Parcel No 105-5-0-570.00

Property Address: 1113 Argyle Ave
Nashville, TN 37203

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 $345,000.00 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 8th day of January, 2018.

Notary Public

My Commission Expires: 7/6/20

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