This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3310PS**

Bill Garrett Davidson County
Batch# 56509 DEEDWARR
02/08/2018 11:41:00 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180208-0012828

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lee Consulting Engineers, LLC, a Tennessee limited liability company,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Yiyuan Li, married**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 12 on the Plan of Hickory Highland Place, Phase 2, of record in Plat Book 9700, page 681, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee Consulting Engineers, LLC by Trustee's Deed from Wilson & Associates, PLLC, dated 12/27/2017 and filed for record on 01/02/2018 in Instrument Number 20180102-0000291, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Tamma Johnson, a single woman, by Warranty Deed from Don Denton and wife, Lorraine Denton, dated 06/17/2005 and filed for record on 07/13/2005 in Instrument Number 20050713-0081267, Register's Office for Davidson County, Tennessee.

This is improved property also known as 4233 Kevinwood Court, Antioch, Tennessee, 37013.

Tax Parcel Identification Number: 16301001100

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 1st day of February, 2018.

Lee Consulting Engineers, LLC

By: _____
Gang Li, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of February, 2018, before me, personally appeared Gang Li, Sole Member of Lee Consulting Engineers, LLC, a Tennessee limited liability company, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seal this 14th day of February, 2018.

(SEAL)

NOTARY PUBLIC
My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF CHEATHAM

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$230,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 14th day of February, 2018.

(SEAL)

Affiant

NOTARY PUBLIC
My commission expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Yiyuan Li	Yiyuan Li
9709 Valley Springs Drive	9709 Valley Springs Drive
Brentwood, TN 37027	Brentwood, TN 37027