Bill Garrett Davidson County
Batch# 61240 DEEDWARR
02/21/2018 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20180221-0016654

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 15th day of December, 2017, by and between Yutien Terry Wang, unmarried, party of the first part, and Sam Weichih Sun, 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:

A certain condominium apartment in Davidson County, Tennessee, being Lot Number 2, Unit Number 3, Bianca Square Condominiums, according to the Horizontal Property Act of the Tennessee Code Annotated as established in the Master Deed establishing a Horizontal Property Regime of record in Book 6162, Page 195, amended in Book 6165, Page 566 and Book 9885, Page 208, together with all amendments thereto and in Plat Book 5200, Page 661, as amended in Book 5800, Page 101, Register's Office for said County, to which plan reference is hereby made or a more complete and accurate description of said Unit.

Being all or part of the same property conveyed to Yutien Terry Wang by virtue of that certain Special Warranty Deed dated March 27, 2015, and being of record at Instrument No. 20150331-0027525 in the Register's Office of Davidson County, Tennessee.

Seller warrants that said property is not his primary residence and has been 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 heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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.

Yutien Terry Wang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Yutien Terry Wang, 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 15th day of December, 2017.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address: Sam Weichih Sun
16347 Colegio Drive
Hacienda Heights, CA 91745

Tax Parcel No 096070A02200CO

Property Address: 336 Stewarts Ferry Pike
Nashville, TN 37214

MAIL TAX BILLS TO: Owner at owners address

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 $105,000.00 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 15th day of December, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia 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.

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