Address New Owner:	Mao-Parcel Numbers:	Send Tax Bills To:
Estate of Robert E. Potter, Sr. c/o Roger Potter, Administrator 7003 Old Clarksville Pike Joelton, TN 37080	060020059	New Owner

Karen Y Johnson Davidson County
Batch# 172645 DEEDWARRSP
12/11/2018 12:42:28 PM 2 pgs
Fees: $13.00 Taxes: $335.67
20181211-0120552

This instrument prepared by: James Bryan Lewis, Esq.
214 Second Avenue North, Suite 103, Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $90,721.89.

Subscribed and sworn to before me, this the 30th day of October 2018.

NOTARY PUBLIC
My Commission Expires: 5/2/2022

Affiant

PHILLIS P. WELTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Magnum Investment, LLC, a Tennessee limited liability company**, ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **The Estate of Robert E. Potter, Sr.** ("Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 508 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, page 31, Register's Office for said county.

SAID Lot No. 508 fronts 75.0 feet on the northerly side of Vailview Drive and extends back 116.2 feet on the westerly line and 116.4 feet on the easterly line, to a line in the rear on which it measures 100.7 feet.

Being the same property conveyed to Magnun Investment, LLC by Warranty Deed from Robert E. Potter, Sr., dated May 5, 2017, and being of record at Instrument No. 20170508-0045235, Register of Deeds Davidson County.

This is improved property known as 3209 Vailview Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said land together with all the appurtenances, estate, title and interest thereto belong to said Grantee, its successors and assigns, forever.

TO HAVE AND TO HOLD the above described Property, together with, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, estate, title and interest thereon or anywise appertaining thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey the Property, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said Property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

WITNESS my hand this 30th day of October, 2018.

GRANTOR:

MAGNUM INVESTMENT, LLC, a Tennessee limited liability company

BY: _____

Name: Min Hui Chen
Title: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Min Hui Chen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager of **Magnum Investment, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Manager.

WITNESS my hand and official seal this 30th day of October, 2018.

_____
Notary Public

PHILLIP P. WELTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

My Commission Expires: 5/2/2022