This Instrument Prepared By and Returned To:

mail Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191537

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $170,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of February, 2019.

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 204038 DEEDWARR
03/11/2019 08:44:26 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20190311-0021709

WARRANTY DEED

THIS INDENTURE, made this 28th day of February, 2019, among:

FPHLONDA HARRIS-PINKERTON, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

YULIAN YANG AND BINGWEI LIU AND BIN YANG

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Colewood Acres, Section I of record in Plat Book 3700, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Jane Harris, unmarried by Warranty deed from B. B. Doubleday, Jr., and wife, Josephine D. Doubleday of record in Book 10158, page 192, Register's Office for Davidson County, Tennessee, dated August 14, 1996 and recorded on August 16, 1996.

Being the same property conveyed to Mary Jane Harris-Hendricks and husband, Paul William Hendricks by Quit Claim deed from Mary Jane Harris of record in Book 11302, page 391, Register's Office for Davidson County, Tennessee, dated December 29, 1998 and recorded on January 19, 1999.

Being the same property conveyed to Damacio Yusuf Thomas by Quit Claim deed from Paul William Hendricks of record in Instrument No. 20130510-0047667 Register's Office for Davidson County, Tennessee, dated May 08, 2013 and recorded on May 10, 2013.

Being the same property conveyed to Mrs. Fphlonda L. Harris-Pinkerton by Quit Claim deed from Mr. Damacio Yusuf Thomas of record in Instrument No. 20170221-0016861 Register's Office for Davidson County, Tennessee, dated February 20, 2017 and recorded on February 21, 2017.

Being the same property conveyed to Damacio Y. Thomas (son) by Quit Claim deed from Fphlonda L. Harris-Pinkerton, mother of record in Instrument No. 20171010-0103972 Register's Office for Davidson County, Tennessee, dated October 07, 2017 and recorded on October 10, 2017.

Being the same property conveyed to Fphlonda L. Harris-Pinkerton, mother by Quit Claim deed from Damacio Y. Thomas (son) of record in Instrument No. 20180511-0045502

Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 11, 2018.

The said Fphlonda Harris-Pinkerton having since married. Bruce D. Pinkerton, Sr. joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Being also known as 156 Tusculum Rd Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Fphlonda Harris-Pinkerton

Fphlonda Harris-Pinkerton

Bruce D. Pinkerton Sr.

Bruce D. Pinkerton, Sr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Fphlonda Harris-Pinkerton and Bruce D. Pinkerton, Sr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2019.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: _____
Address: 156 Tusculum Rd
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Bingwei Liu
Address: 1321 Busiris Dr
City, State, Zip: Hermitage TN 37076

Tax ID: 162-06-0-010.00