This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Suite 6**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	
File Number:	**WWD-3589**	

Karen Johnson Davidson County
Batch# 229123 DEEDWARR
05/13/2019 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20190513-0044603

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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, **Steven E. Groom and Natasha Biesinger Groom, tenants in common, each owning an undivided fifty percent (50%) interest,** hereinafter referred to as "Grantor", have this day bargained and sold, and do hereby transfer and convey unto **Chaohui Tang Li and husband, Cunxi Li,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Wyndham Chase of record in Plat Book 6900, Page 101, 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 Steven E. Groom, unmarried, by Warranty Deed from Y. Charles Joe and Hee-Mee Y. Joe, husband and wife, of record in Instrument No. 20130501-0043724, Register's Office for Davidson County, Tennessee, dated April 13, 2013, and recorded on May 01, 2013. Further being the same property conveyed to Steven E. Groom and Natasha Biesinger Groom, as tenants-in-common, each owning an undivided fifty percent (50%) interest, by Quitclaim Deed from Steven E. Groom of record in Instrument No. 20151002-0100375, Register's Office for Davidson County, Tennessee, dated September 30, 2015, and recorded on October 02, 2015.

This is improved property also known as 5 Wyndham Place, Nashville, Tennessee, 37215.

Map and Parcel: 116120F00500CO

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 10th day of May, 2019.

Steven E. Groom -Grantor

Natasha Biesinger Groom -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven E. Groom and Natasha Biesinger Groom, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of May, 2019.

NOTARY PUBLIC

(SEAL) W. WILLIAMSON COUNTY OF DAVIS STATE OF TENNESSEE 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 **$1,250,000.00** 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 10th day of May, 2019.

Affiant

NOTARY PUBLIC

(SEAL) KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 1-10-2021

Grantee(s) Name, Address:	Send Tax Statement To:
Chaohui Tang Li and husband, Cunxi Li	same
5 Wyndham Place	
Nashville, TN 37215	

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 13th day of May, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY