(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/03 13:20 2pgs
Fees:13.00 Taxes:906.50

20030926-0142875

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Guoqiang Gu	Guoqiang Gu	155-16-A372
(NAME)	(NAME)	
6540 Buttercup Drive	6540 Buttercup Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Bellvue, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dennis P. Moore and Carolyn V. Moore

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Guoqiang Gu and Yanwen Xu,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 372 on the Plan of Traceside, Section 11, as of record in Plat Book 11700, page 59-61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Centex Homes, a Nevada General Partnership to Dennis P. Moore and Carolyn V. Moore by deed dated and filed for record in Instrument number 200201110004989, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2003 taxes and all subsequent years are a lien but not yet due and payable.

2002 County taxes have been paid in the amount of $2,301.96.

Any and all matters as shown on the plan of record in Plat Book 11700, page 59-61, Register's Office for Davidson County, Tennessee.

Restrictions as of record in Instrument number 200101160004786; Instrument number 200201110004996; rerecorded in Instrument number 200201160006610, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6540 Buttercup Drive, Bellvue, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2003.

Dennis P. Moore

Dennis P. Moore

Carolyn V. Moore by Dennis P. Moore as Money in fact

Carolyn V. Moore

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis P. Moore, Carolyn V. Moore with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 28th day of August, 2003.

Commission expires: 3-25-07

S. L. Kinser

