WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/06 10:42 2 pgs
Fees:13.00 Taxes:388.50

20060623-0075060

STATE OF Illinois
COUNTY OF Will

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

OFFICIAL SEAL
TARA Y. DAVIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-8-2010

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xingkui Guo	Xingkui Guo	104-11-D/6.00
(NAME)	(NAME)	
2121 Fairfax, Unit 6	2121 Fairfax Apartment 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, we, **Jane Y. Wu**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Guo Xingkui, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Unit No. 6 on the plan of **The Columns,** said plan being an Exhibit to the Master Deed for the Columns Homeowner's Association of record in Book 6182, page 943, and rerecorded in Book 6922, page 364, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Jane Y. Wu by Deed from Katherine B. Etue and Christopher T. Eute dated August 14, 2003, filed of record on August 29, 2003 in Instrument No. 200308200120693, in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 6182, page 943; Book 6922, page 364, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2121 Fairfax Apartment 6, Nashville, TN 37212

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of June, 2006.

Jane Y. Wu

STATE OF Illinois

COUNTY OF Will

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Jane Y. Wu, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 19th day of June, 2006.

Commission expires:

OFFICIAL SEAL
TARA Y. DAVIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-8-2010

Tara Y. Davis

Notary Public