File No. 280300230

WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$367,000.00~~ $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-25-11

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 04/17/08 13:40 3 pgs
Fees:18.00 Taxes:987.90

20080417-0039032

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wentian Luo	Wells Fargo Bank	172-05-0B-120.00CO
(NAME)	(NAME)	
6037 Gessner Ln.	PO Box 5708	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Springfield OH 45501	
(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, We, **Arvind Rao and Veenita Rao, husband and wife**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Wentian Luo and wife, Jing Liu**, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arvind Rao and Veenita Rao, husband and wife, by Warranty Deed from Pulte Homes Tennessee, limited partnership, as of record in Instrument Number 20020430-0052558, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Instrument Number 20001122-0115320; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) All matters as shown on PUD Boundary Plat as of record Book 9700, page 770, said Register's Office. (4) Restrictive covenants contained in an instrument of record in Instrument Number 20001214-0123042, said Register's Office. (5) By-Laws of record in Instrument Number 20001214-0123043, said Register's Office. (6) HOA Charter of record in Instrument Number 20001214-0123041, said Register's Office. (7) Quitclaim Deed for Common Areas as of record in Instrument Number 20050510-0052774, said Register's Office. (8) Sanitary Sewers and/ or Storm Drainage Easement of record in Book 7250, Page 755, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6037 Gessner Ln., Brentwood, TN 37027
(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 1st day of April, 2008.

Arvind Rao

Veenita Rao

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Arvind Rao who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 1st day of April, 2008.

Commission expires:

Notary Public

STATE OF _____

COUNTY OF _____

1/18/09

Before me, the undersigned Notary Public, personally appeared Veenita Rao who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 1st day of April, 2008.

Commission expires:

Notary Public

File Number: 280300230

RETURN TO:

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

Witness our hands this 1st day of April, 2008.

Arvind Rao

Veenita Rao

Veenita Rao

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned Notary Public, personally appeared Arvind Rao who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 1st day of April, 2008.

Commission expires:

Notary Public

STATE OF Massachusetts

COUNTY OF Middlesex

Before me, the undersigned Notary Public, personally appeared Veenita Rao who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

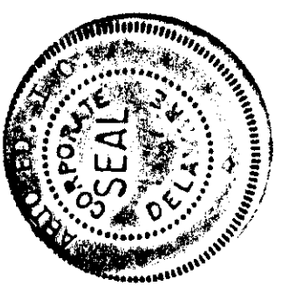
Witness my hand at office this 1st day of April, 2008.

Commission expires:

Pamela J. Elkins

Notary Public

Pamela J. Elkins
Notary Public
My Commission Expires
May 7, 2010



File Number: 280300230

~~**RETURN TO:**~~

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064