Davidson County DEEDWARR
Recvd: 05/13/08 12:51 3 pgs
Fees:18.00 Taxes:843.60
20080513-0049244

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Brian Magley and Jamie Magley, husband and wife, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Guang Qiu* and Qiao Yan Yan ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

*(Guang Qiu is a/k/a Ji Guang Qui)

Land in Davidson County, Tennessee, Being Lot No. 319 on the Plan of SECTION FOUR, OAK HIGHLANDS, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian Magley and Jamie Magley, Husband and Wife, by Warranty Deed from S & Y Construction, Inc., a Tennessee Corporation, dated November 17, 2005, of record in Instrument No. 20051123-0141791, Register's Office for Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **Map 173. Group 4A, Parcel 349.00CO**
☒ Improved OR
☐ Unimproved property located at: **5720 Sonoma Trace, Cane Ridge, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **12th** day of **May, 2008.**

Brian Magley

Jamie Magley

STATE OF **FLORIDA** COUNTY OF Palm Beach

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian Magley and Jamie Magley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **12th** day of **May, 2008.**

Roseann E. Ogonowski
Notary Public

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Roseann E. Ogonowski
Commission # DD691130
Expires: SEP. 07, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

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STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~WILLIAMSON~~ PALM BEACH

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$228,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **12th** day of **May, 2008.**

Notary Public

My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
Roseann E. Ogonowski
Commission # DD691130
Expires: SEP. 07, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

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Owner's Name: **Guang Qiu and Qiao Yan Yan**

and Address: **5720 Sonoma Trace, Cane Ridge, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

HSBC Mortgage Corporation (USA)
2929 Walden Avenue
Depew, NY 14043

I, Dawn Chase 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.

Dawn Chase

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Marie Montague

Notary's Signature

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).