WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010

(AFFIX SEAL)

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer H. Squires	New Owner	161-11A-185
(NAME)	(NAME)	
336 Huntington Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Ying Gao and Xiaozhen Xiong, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer H. Squires, 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 Townhome No. 185, Revision One, Huntington Ridge Townhome Condominiums of record in book 4675, Page 9 and revised in Book 9700, Page 846, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ying Gao, unmarried by Warranty Deed dated January 29, 2007 from Nikola Dee Davis, unmarried of record in Instrument No. 20070206-0015252, Register's Office for Davidson County, Tennessee.

Xiaozhen Xiong, spouse of Ying Gao, hereby joins in this conveyance, transferring all her right, title and interest in said property, marital or otherwise.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 336 Huntington Ridge, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20090076523 DEEDWARR
Recvd: 11/09/09 14:12 2 pgs
Fees:13.00 Taxes:427.35
20091109-0103624

Witness my hand this 27th day of October, 2009.

Ying Gao
By Terry DeSelms as ~~His~~ Attorney-In-Fact

Xiaozhen Xiong
By Terry DeSelms as ~~Her~~ Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 27th of October, 2009 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Ying Gao and Xiaozhen Xiong, and acknowledged that he executed the same as the free act and deed of the said Ying Gao and Xiaozhen Xiong, through Power of Attorney granted Terry DeSelms by the said Ying Gao and Xiaozhen Xiong.

Witness my hand and official seal at Franklin, Tennessee this 27th day of October, 2009.

Commission expires:
11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027