Davidson County DEEDWARR
Recvd: 04/05/10 08:09 3 pgs
Fees:18.00 Taxes:488.40
20100405-0024708

WARRANTY DEED

G-RME-09-0512

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson AMH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-10-2012

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE LAURIE M. HARRIS

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Craig Moore	WR Starkey Mortgage	
512 Bellmore Place	5055 W. Park Blvd Ste 300	
Nashville, TN 37209	Plano, TX 75093	103-2-B-4.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GUANG MING WU AND JANLI LU, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. CRAIG MOORE, UNMARRIED AND JAMES B. MOORE, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, BELLMORE PLACE, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 808, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GUANG MING WU TO GUANG MING WU AND WIFE, JANLI LU AS RECORDED ON THE 18TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070918-0111612 AND WARRANTY DEED FROM CRAIG S. DORE TO GUANG MING WU, MARRIED AS RECORDED ON THE 10TH DAY OF JANUARY, 2001 IN INSTRUMENT NO. 20010110-0003337, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GUANG MING WU IS ONE AND THE SAME AS GUANGMING WU.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6200, PAGE 808; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7725, PAGE 234, BOOK 8199, PAGE 241, BOOK 8256, PAGE 354 AND BOOK 8979, PAGE 239; AND HOA CHARTER OF RECORD IN BOOK 8053, PAGE 952, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 512 Bellmore Place, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 31st day of March, 2010.

Guang Ming Wu by Marina S. Rucker, Attorney-in-Fact
Guang Ming Wu by Marina S. Rucker, Attorney-In-Fact

Janli Lu by Marina S. Rucker, Attorney-in-Fact
Janli Lu by Marina S. Rucker, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2010, before me personally appeared Marina S. Rucker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Guang Ming Wu and Janli Lu, and who acknowledged he/she/they executed the same as the free act and deed of the said Guang Ming Wu and Janli Lu.

Witness my hand and official seal, this the 31st day of March, 2010.

Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

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.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, 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.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J. Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12

Notary's Seal (If on paper)

(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).