WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100026858 DEEDWARR
Recvd: 05/05/10 14:30 2 pgs
Fees:13.00 Taxes:813.63
20100505-0034188

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2010

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAMI McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christopher Dela Cruz	WR Starkey Mortgage	Parcel ID:
6864 Collinswood Drive	5055 W. Park Blvd., Ste. 300	155080C20600CO
Nashville, TN 37221	Plano, TX 75093	

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

Guirong Wang and wife, Lujuan Sun

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Christopher Dela Cruz and wife, Aideen Dela Cruz
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 Lot No. 206, on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, Page 339-347, amended in Plat Book 7900, Page 888 and 889, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Guirong Wang and Lujuan Sun by deed from Ling Geng and Ying Zhang, of record in Instrument 20071031-0128185, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5349, Page 921; Book 6474, Page 346; Book 6476, Page 354; Book 6486, Page 587; Book 6846, Page 588; Book 6662, Page 433; Book 6804, Page 536; Book 6987, Page 966; Book 7270, Page 643; Book 7964, Page 33; and Book 9472, Page 824 Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 339-347, amended in Plat Book 7900, Page 888 and 889, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6864 Collinswood Drive, Nashville, TN 37221

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 30th day of April, 2010.

Guirong Wang

Lujuan Sun

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guirong Wang and Lujuan Sun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

