SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100036504 DEEDWARRSP
Recvd: 06/16/10 11:08 3 pgs
Fees:18.00 Taxes:131.35
20100616-0046682

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 2010

MY COMMISSION EXPIRES: May 06, 2013
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT11409

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wei Xing Guo (NAME)	Wei Xing Guo (NAME)	162-09-0-088.00
606 Ashmont Court (ADDRESS)	884 Arlington Heights Dr. (ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **Homesales, Inc.**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Wei Xing Guo**,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, 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 No. 9A on the Plan of Zone Lot Division, Lots 7, 8 & 9 of Hickory View, Section Two of record in Plat Book 5800, Page 312, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carolyn C. McTier by Warranty Deed from Beverly C. Vaughn, unmarried, dated June 15, 2000 and recorded on June 15, 2000 in Instrument No. 200006150059927, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Homesales Inc by Trustee's Deed from Shellie Wallace, Successor Trustee, dated March 31, 2010 and recorded on April 9, 2010 in Instrument No. 20100409-0026854, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 606 Ashmont Court (House Number, (Street)) Nashville (City or Town) 37211 (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Wei Xing Guo, and his/her/their assigns, forever.

Said Homesales, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Homesales, Inc., has executed this deed this ~~1st~~ 3rd day of June, 2010

Homesales, Inc.

By: Linda Rice
Asst. Vice President

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of _____, the Attorney in Fact of said Homesales, Inc., the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number _____ of record in _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 1st day of June, 2010

See Attachment

Notary Public

My Commission expires: _____

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT11409

606 Ashmont Court
Nashville, TN 37211

ACKNOWLEDGMENT

State of California
County of San Diego)

On 6-3-10 before me, R. Fregoso , Notary Public
(insert name and title of the officer)

personally appeared Linda Rice
Asst. Vice President
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

R. FREGOSO
Commission # 1881299
Notary Public - California
San Diego County
My Comm. Expires Feb 28, 2014