File No. 210110168

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100074776 DEEDWARR
Recvd: 11/29/10 08:27 2 pgs
Fees:13.00 Taxes:830.65
20101129-0094403

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth S. Ruff	new owner	142130B11500
(NAME) 904 Glenridge Lane	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Xiaodong Wu and wife, Xiaoxia Guo**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth S. Ruff, unmarried,** hereinafter called the grantee(s), HER 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 Lot No. 115, on the Final Plat of Resubdivision of Lots 114 through 130 & 131A, Riverside, Phase 3, of record in Instrument No. 20040108-0003094, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to XIAODONG WU AND WIFE, XIAOXIA GUO by Deed from ROCHFORD REALTY AND CONSTRUCTION CO. INC., dated 07/26/2002 and filed for record on 08/06/2002 in Instrument No. 20020806-0094572, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 6900, Page 490-492, Instrument No. 20040108-0003094, said Register's Office.

Restrictions of record in Book 7185, Page 619, as amended in Book 7405, Page 780, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147, and Instrument No. 20091204-0111306, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Book 6970, Page 275, said Register's Office.

Dedication of Public Utilities Easement of record in Book 6970, Page 278, said Register's Office.

Agreement for Dedication of Easement for Water Line of record in Book 6970, Page 281, and Book 6970, Page 284, said Register's Office.

All matters set out in Warranty Deed including but not limited to an easement of record in Book 6972, Page 45, said Register's Office.

Agreement for Dedication of Easement for Sewer Line of record in Book 7803, Page 642, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20041019-0125877, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7829, Page 703, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 904 Glenridge Lane, Nashville, TN 37221

(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), HER 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), HER 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 hands this 23rd day of November, 2010.

X Xiaodong Wu by David West atty-in-fact
Xiaodong Wu

X Xiaoxia Guo by David West attyin fact
Xiaoxia Guo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, David West, with whom I am personally acquainted and who proved himself to be the attorney in fact of Xiaodong Wu and Xiaoxia Guo and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of November, 2010.

Commission expires:

11/6/13

Notary Public

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: 210110168

RETURN TO: