BILL GARRETT, Davidson County
Trans:T20100080579 DEEDWARRSP
Recvd: 12/22/10 12:47 2 pgs
Fees:13.00 Taxes:177.60
20101222-0101802

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $48,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2010.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wei Xing Guo	**New Owner**	**Map 162, Group 16-0, Parcel 078.00**
884 Arlington Heights Dr.		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Regions Bank, an Alabama banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wei Xing Guo

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 Lot No. 55-B on the Plan of Hickory Park Villas, Section 2, Zone Lot Division, Lots 49 through 56 and 58 through 66, of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Kim Williams Petty and Joseph Williams, II, joint tenants with right of survivorship, by Deed, from Barry Zeitlin and wife, Linda Zeitlin, of record in Instrument No. 20040806-0095366, Dated July 30, 2004. Said property was conveyed to David Ives, Trustee, of record in Instrument NO. 20050105-0001686, Dated October 18, 2004, who subsequently named Sam J. McAllester, III, David M. Anthony, James A. Crumlin, Jr., and Gregory G. Vick, as Substitute Trustees, of record in Instrument No. 20100524-0039761. Sam J. McAllester, III, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Trustee's Deed to Regions Bank, of record in Instrument No. 20100726-0058605, Dated July 26, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 603 and Book 6250, page 615, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6815, page 800, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 7891, page 217, Register's Office for DAVIDSON County, Tennessee.
Subject to right of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 407 Glade Court, Antioch, TN 37013.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 17th day of December, 2010.

Regions Bank

By: Joe Terrill, Vice President

STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Joe Terrill** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regions Bank and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of December, 2010.

Notary Public CLIFF RUSSUM

My Commission Expires: AUGUST 17, 2014

STATE OF MISSISSIPPI
CLIFF N. RUSSUM
ID No
82280
NOTARY PUBLIC
Comm Expires
August 17, 2014
FORREST COUNTY

File #: 101051SH
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027