

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$33,950.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF March, 2012.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-6-14
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHANGQING LIU AND WEI XING GUO 884 Arlington Heights Dr Brentwood, TN 37027	Same	Map 150020 Parcel 11900

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,

James Roberts and Eric Sox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Changqing Liu and Wei Xing Guo, tenants in common

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 21A, Zone Lot Division of Lots 16, 21 and 22, Justin Towne Subdivision of Lots 13 thru 26, Section 2, of record in Plat Book 5200, page 681, amended in Plat Book 5200, page 528 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Roberts and Eric Sox, by deed from Shellie Wallace, dated 02/13/2012, of record in Instrument No. 20120307-0019926 Register's Office for Davidson County, TN.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3134 Justin Towne Ct, Antioch TN 37013
(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 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 my hand(s) this 9th day of March, 2012.

James Roberts

Eric Sox

Davidson County	DEEDWARR
Recvd: 03/14/12 13:28	2 pgs
Fees:13.00 Taxes:125.62	
20120314-0022031	

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Roberts and Eric Sox, with whom I am personally acquainted, (or who 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, at office, this 9th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

I, Andy Maloney, 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 Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY