BILL GARRETT, Davidson County
Trans:T20130007152 DEEDWARR
Recvd: 01/25/13 14:50 2 pgs
Fees:13.00 Taxes:486.00

20130125-0008402

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $131,350.00. Affiant Subscribed and sworn to before me, this the 24th day of January, 2013. Notary Public My commission expires: 7-8-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Xi Guo		
408 Eastboro Dr.	New Owner	091-13-0-269.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZACHERY WILLIAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XI GUO, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot 2 on the Plan of E. T. Brown Trustee's Subdivision of An 18 Acre Tract on Charlotte Pike, of record in Plat Book 332, Page 126, in the Register's Office for Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell. McRae and Associates Surveying, Inc. dated August 8, 1997 as follows: Said part of Lot 2 fronts 50 feet on the east margin of Eastboro Drive and runs back between parallel lines, 146 feet to a line also being 50 feet.

Being the same property conveyed to Magloire Guerrier and wife, Jocelyne Guerrier by Warranty Deed from Verlie R. Hamm and Patricia Hamm, both married, of record in Book 10577, page 831, Register's Office for Davidson County, Tennessee, dated August 20, 1997 and recorded on August 21, 1997; andBeing the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Shellie Wallace, as Successor Trustee, of record in Instrument Number 20100930-0078057, Register's Office for Davidson County, Tennessee, dated June 16, 2010 and recorded on September 30, 2010; and

Being the same property conveyed to Zachery Williams, unmarried by Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., of record at Instrument Number 20120213-0012306, Register's Office for Davidson County, Tennessee, dated February 10, 2012 and recorded on February 13, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 408 Eastboro Dr., Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of January, 2013.

Zachery Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 24th day of January, 2013.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013