WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4598

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yu Ling Guo ~~5722 Hickory Plaza~~ ~~Nashville, TN 37211~~ 3060 Ballenger Dr. Nolensville, TN 37135	NEW OWNER	161-12-A-21.00 and, 161-12-A-20.00

BILL GARRETT, Davidson County
Trans:T20130036598 DEEDWARR
Recvd: 05/02/13 13:27 2 pgs
Fees:13.00 Taxes:814.00
20130502-0044390

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2013.

Notary Public

My Commission Expires 6-1-15
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **J.D. Eatherly, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Yu Ling Guo ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Tract 1:

Being a certain office condominium townhouse situated in Davidson County, Tennessee, being Unit No. B-2, as specified on the plan of Hickory Plaza Office Townhouses, shown as Exhibit "A" to the Master Deed establishing a Horizontal Property Regime of Hickory Plaza Office Townhouses, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Book 8000, page 910, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto. Reference is hereby made to the plan of Hickory Plaza Office Townhouses, of record in Book 6250, page 248, said Register's Office, for placement of Units and for a more complete identification and description of such Unit.

Being a portion of the property conveyed to J. D. Eatherly by Warranty Deed from A.A. Colebrooke, unmarried, dated January 15, 1985, filed January 23, 1985, in Book 6479, page 1, as Corrected in Book 8000, page 985, Register's Office for Davidson County, Tennessee.

Tract 2:

Being a certain office condominium townhouse situated in Davidson County, Tennessee, being Unit No. B-3, as specified on the plan of Hickory Plaza Office Townhouses, shown as Exhibit "A" to the Master Deed establishing a Horizontal Property Regime of Hickory Plaza Office Townhouses, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Book 8000, page 910, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto. Reference is hereby made to the plan of Hickory Plaza Office Townhouses, of record in Book 6250, page 248, said Register's Office, for placement of Units and for a more complete identification and description of such Unit.

Being a portion of the property conveyed to J. D. Eatherly by Warranty Deed from A.A. Colebrooke, unmarried, dated December 28, 1984, filed January 7, 1985, in Book 6469, page 371, as Corrected in Book 8000, page 988, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **5722 Hickory Plaza, Unit Nos. B-2 & B-3, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **April, 2013.**

GRANTOR(S)

J.D. Eatherly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **J.D. Eatherly** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **26th** day of **April, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY