Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

131-264

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of August, 2013 by and between Elizabeth A. Gonzalez, unmarried, hereinafter referred to as GRANTOR, and Edward Guo and Wei Xing Guo, as joint tenants with rights of survivorship, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 B, on the plan of Haywood Forest, Section Three, as of record in Book 5800, page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth A. Gonzalez, unmarried, by Deed from Robert E. Hudson, unmarried, dated March 31, 1998, recorded April 6, 1998, of record in Book 10873, page 978, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 4826 Gillespie Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Elizabeth A. Gonzalez by Susan E. Cann attorney in fact
Elizabeth A. Gonzalez
By Susan E. Cann attorney in fact

BILL GARRETT, Davidson County
Trans:T20130069026 DEEDWARR
Recvd: 08/12/13 11:53 2 pgs
Fees:13.00 Taxes:129.50
20130812-0084304

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of August, 2013 before me personally appeared Susan E. Cann, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth A. Gonzalez, and acknowledged that she executed the same as the free act and deed of said Elizabeth A. Gonzalez.

Witness my hand, at office, this 7th day of August, 2013.

Notary Public

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

My Commission Expires:_____

Name and Address of Property Owner:
Edward Guo and Wei Xing Guo
884 Arlington Heights
Brentwood, TN 37027

Send Tax Statements to:

NEW OWNER

_____

Map & Parcel 148-14-292.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $35,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of August, 2013.

Notary Public

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April

My Commission Expires: _____

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