BILL GARRETT, Davidson County
Trans:T20130079901 DEEDWARR
Recvd: 09/16/13 11:35 2 pgs
Fees:13.00 Taxes:1023.05
20130916-0097191

(1)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52891
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Terese Muschar	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216

TAX MAP-PARCEL NUMBERS: 172-5--106B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$276,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Yixiong Zheng and wife, Min Guo, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Terese Muschar, an unmarried woman, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Sterling Oaks, Phase II, of record in Book 11190, Page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yixiong Zheng and wife, Min Guo by deed from Pulte Homes Tennessee, Limited partnership, dated August 29, 2000, recorded September 5, 2000 in Instrument No. 20000905-0087092, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 11190 Page 141, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10951, page 547, Book 11514, page 959, and Instrument No. 20130419,-0039232, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 232 Sterling Oaks Place, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of September, 2013.

Yixiong Zheng

Min Guo

State of TENNESSEE

County of DAVIDSON

On this 12th day of September, 2013 , before me the undersigned authority, personally appeared Yixiong Zheng and Min Guo, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $276,500.00

Affiant

Sworn and subscribed before me this the 12th day of September, 2013

Notary Public

My Commission Expires 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY