WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/13 14:19 2 pgs
Fees:13.00 Taxes:230.88
20130919-0098921

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,400.00.**

Affiant

Subscribed and sworn to before me this 30th day of August, 2013

Notary Public
My Commission expires: _____
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Romil Henin	US Bank National Association	150-07-0-458.00
3324 Oak Trees Court	3180 Rider Trail	
Antioch, TN 37013	Earth City, MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Changqing Liu,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Romil Henin and Marsa N. Matta, husband and wife,,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 52-B Zone Lot Division, Lot Number 52, Lakeshore Woods Section 2, as of record in Book 6250, page 259, 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 Wei Xing Guo, Married and Changqing Liu, Married by Cash Deed for Tennessee dated 10/25/11 and found of record in Instrument Number 20111027-0083516, Register's Office for Davidson County, Tennessee. Wei Xing Guo having since conveyed his interest to Changqing Liu by Quitclaim Deed dated May 24, 2013 and found of record in Instrument Number 20130524-0052836, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, page 259, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6230, page 385, Register's Office for Davidson County, Tennessee.
- Deed of conveyance to Metro Dept. of Water & Sewerage Services of record in Book 6247, page 199, Register's Office for Davidson County, Tennessee.
- This property has never been used as the Grantors principal residence.

This is improved property known as: **3324 Oak Trees Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 30, 2013.

Changqing Liu by Xiao Xiang Zhang as atty in fact

Changqing Liu by Xiao Xiang Zhang as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Xiao Xiang Zhang with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Changquing Liu, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Changqing Liu, the bargainor(s), by the said Xiao Xiang Zhang as Attorney-in-Fact.

POA recorded simultaneously with this instrument.

WITNESS my hand and seal, this 30th day of August, 2013.

NOTARY PUBLIC My Commission Expires: 1-8-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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