WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,100.00
BILL GARRETT, Davidson County Trans:T20130090016 DEEDWARR Recvd: 10/18/13 14:15 2 pgs Fees:13.00 Taxes:140.97 20131018-0109206	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of October, 2013 Notary Public MY COMMISSION EXPIRES: 10·5·2015 (AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wei Xing Guo	Wei Xing Guo	149 05 0 086.00
(NAME)	(NAME)	
4749 Volunteer Dr	884 Arlington Heights Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Liliana Mota, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wei Xing Guo, unmarried**, hereinafter called the Grantee, 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 Lot 106, Section One, Terragon Trails, as shown on plat of record in Plat Book 4860, page 61 amended in Book 5066, page 836, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carlos Guadarrama, unmarried and Liliana Mota, unmarried by Warranty Deed from Tony W. Tarkington, married, dated May 31, 2007 and filed in Instrument Number 20070604-0065753, Register's Office of Davidson County, Tennessee. Pursuant to Final Decree of Divorce and Marital Dissolution Agreement filed of record with the Circuit Court for Davidson County, Tennessee, at Nashville, on March 10, 2011, Docket No. 11 D682, said property divests from Carlos Guararrama to Liliana Mota, unmarried.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4749 Volunteer Dr, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

9th L.M.

Witness our hands this 9th day of October, 2013

Liliana Mota

Liliana Mota

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Liliana Mota**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of October, 2013

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122