WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/14 11:14 2 pgs
Fees:13.00 Taxes:166.13
20140502-0037320

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$44,900.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 17th day of April, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HALE E. WILSON, III 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:
Wei Xing Guo	SAME	149-02-0-B-101.00CO
884 Arlington Heights Drive		
Brentwood, TN 37027	,	

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, **Hope Beryl**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wei Xing Guo and Edward Guo, joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 191A on the plan of Piccadilly Square, Phase II, of record in Book 6900, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hope Beryl by deed from Modine Brewer, unmarried, on April 17, 2014, of record in Instrument Number 20140423-0033945, 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:

- Subject to all matters on Plan of record in Plat Book 6900, page 106, amending Plat Book 6250, page 93, Register's Office for said County;

- Deed conveying the open space to Piccadilly Square Homeowner's Association, Inc., of record in Book 6295, page 503, and Book 6496, page 99, Register's Office for said County;

- Charter of Piccadilly Square Homeowner's Association, Inc., of record in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423, and Book 7288, page 963, Register's Office for said County;

- Declaration of Covenants, Conditions and Restrictions of record in Book 6236, page 683, as amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 564, Book 6300, page 409, Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Book 6355, page 322, and Book 6830, page 739, Register's Office for said County; Amendments to Information Brochure of record in Book 6295, page 596, Book 6295, page 602, and Book 6300, page 409, Register's Office for said County; Restrictive Covenants of record in Plat Book 6900, page 106, Register's Office for said County;

- By-Laws of Piccadilly Square Homeowner's Association, Inc., of record in Book 6295, page 572, as amended in Book 6295, page 580, Book 6295, page 588, and Book 6300, page 431, Register's Office for said County

- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6186, page 259, Book 6251, page 616, Book 6530, page 819, Book 6530, page 819, Book 6530, page 823, Book 6846, page 606, and Book 6846, page 653, Register's Office for said County; Storm Water Detention Agreement of record in Book 6782, page 518, Register's Office for said County; Easement for Utilities of record in Book 6298, page 491, Register's Office for said County; Easement for Graveyard, Ingress & Egress of record in Book 854, page 73, Register's Office for said County; Easement for flow of creeks; Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements;

This is improved property known as: **957 Strand Fleet Drive, 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 April 17, 2014.

Hope Beryl

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hope Beryl** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 17, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
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: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE