RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11491

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Daniel Spence
5148 Ravens Glen
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 09/23/14 14:01 3 pgs
Fees:18.00 Taxes:1295.00
20140923-0087394

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Quicken Loans, Inc
1050 Woodward Ave
Detroit, MI 48226

MAP	**172-14**
GROUP	**B**
PARCEL	**189.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shaoying Li and Jianguo Li, wife and husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Daniel Spence and Donna Spence, husband and wife**, hereinafter called the GRANTEES, 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 No. 189 on the Plan of Winfield Park, Phase 1, Section 2, Revision2, a Planned Unit Development, as shown by plat and survey of record in Instrument No. 20010303-0024087, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shaoying Li and Jianguo Li by deed from James O. Ratcliffe and wife, Dorothy A. Ratcliffe of record in Instrument no. 20121008-0091807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **5148 Ravens Glen, Nashville, Tennessee 37211.**

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS our hands this the **22nd** day of **September, 2014.**

Shaoying Li

Shaoying Li

Jianguo Li by Shaoying Li

Jianguo Li, by Shaoying Li, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Shaoying Li** and **Jianguo Li**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and further acknowledges that she is the Attorney in Fact for her husband, **JianguoLi,** and as said Attorney in fact she executed the within Warranty Deed by signing the name of **Jianguo Li** as his free act and deed for the purposes therein contained..

WITNESS my hand and official seal this 22nd day of September, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY EXPIRES SEPT. 22ND

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of September, 2014.

Jill L. Swicegood
NOTARY PUBLIC

My Commission Expires: 9/10/18

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

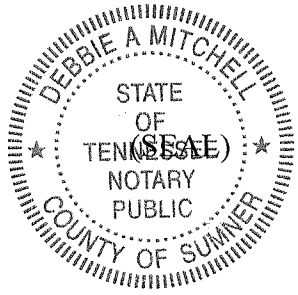
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017