Davidson County DEEDWARR
Recvd: 03/12/15 12:22 3 pgs
Fees:18.00 Taxes:188.70
20150312-0021260

This Instrument Prepared By:
Michael J. Mills, attorney at law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Wei Xing Guo
884 Arlington Heights Dr
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MAP 148
GROUP 08 0
PARCEL 231.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Capital Journey, L.L.C.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Wei Xing Guo,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 45 on the plan of Terragon Trails, Section Nine, of record in Plat Book 5200, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daryl Spicer by deed fromRubin Lublin TN, PLLC dated January 16, 2015, of record in Instrument Number, 20150128-0008026 Register's Office for said County.

Being the same property conveyed to Capital Journey, L.L.C., by deed from DARYL SPICER dated March 3, 2015 and recorded in Instrument no. 20150303-0018437 said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Said property is transferred subject to the following matters:

1. Subject to all matters as shown on the Plan of record in Plat Book 5200, page 85, Register's Office for Davidson County, Tennessee.
2. Subject to Covenants, conditions, and Restrictions as set for in instrument of record in Book 5341, page 983, Register's Office for Davidson County, Tennessee.
3. 2015 taxes and subsequent years.
4. Any and all restrictions, conditions, and easements of record.

This is improved property known as 4713 Long Branch, Antioch, Tennessee 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 Wei Xing Guo, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey

it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 10th day of March, 2015.

Capital Journey, LLC

By: James Roberts, Chief Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came James Roberts, Chief Member with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Member respectively of Capital Journey, LLC, a Tennessee Limited Liability Company, the within named bargainor, and Tennessee Limited Liability Company, and that he as such appointed James Roberts being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Tennessee Limited Liability Company, by the James Roberts, as such Chief Member, and attesting the same of the Tennessee Limited Liability Company.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 10th, day of March, 2015

NOTARY PUBLIC
My commission expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $51,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of March, 2015.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

