WARRANTY DEED

15-03-010

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of March, 2015

Notary Public

My Commission Expires: ~~07/02/18~~ 11-6-17 (AFFIX SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
YINQIU WANG AND AOLEI NIU	United Wholesale Mortgage	156-01-0
(NAME) 313 Harpeth View Circle	(NAME) 1414 East Maple Road	025.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SANDI GORDON, A SINGLE WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **YINQIU WANG AND WIFE, AOLEI NIU**, hereinafter called the Grantee(s), 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. 25 on the Plan of Harpeth View Subdivision, of record in Plat Book 6900, Page 319, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to LEON RUBEN AND WIFE, SANDI RUBEN, by Deed from GARY D. BAKER AND WIFE, LAURA B. BAKER, of record in Instrument No. 20040714-0083900, Register's Office for Davidson County, Tennessee. LEON RUBEN has since died and title having vested in SANDI RUBEN (NKA SANDRA AND/OR SANDI GORDON) as surviving tenant by the entirety.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Harpeth Subdivision, of record in Book 7242, Page 537, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of SANDI GORDON pursuant to a Power of Attorney executed by same on the 18th day of March, 2015, and being filed for record in Instrument No. 20150327-0026623 and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **313 Harpeth View Circle, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20150022573 DEEDWARR
Recvd: 03/27/15 12:52 2 pgs
Fees:13.00 Taxes:1135.90
20150327-0026624

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we 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 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 successors 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 WHEREOF, my hands, this 23rd day of March, 2015

SANDI GORDON
BY: _____
ROBIN GORDON, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 23rd day of March, 2015, before me personally appeared ROBIN GORDON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SANDI GORDON, and acknowledged that he executed the same as the free act and deed of the said SANDI GORDON.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 2015.

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FROM: ROBIN GORDON
TO: YINQIU WANG

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

_____
ROBIN GORDON, AFFIANT

Sworn to and subscribed before me this 23rd day of March, 2015.

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY