WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079190 DEEDWARR
Recvd: 09/17/15 13:39 3 pgs
Fees:18.00 Taxes:395.90
20150917-0094539

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$107,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of September, 2015.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

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:
Sandra Ruiz-Perez	Wei Xing Guo	Map 149-1-A Parcel 37
674 Franklin Limestone Road	884 Arlington Heights Drive	
Nashville, TN 37211	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, **Song Han, a single man and Boby Han, a single man** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sandra Ruiz-Perez and Alfredo Diaz-Cruz, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 37 on the Plan of Final P.U.D. Plan, Planned Unit Development, Phase II, Mullen Valley, of record in Book 6250, Page 477, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Song Han, a single man Wei Xing Guo, a married man, from THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-67CB, MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2005-67CB, by deed on December 3, 2013, of record in Instrument Number 20131210-0125232, Register's Office for Davidson County, Tennessee. Said Wei Xing Guo having since conveyed his interest to Boby Han by Quitclaim Deed dated 1/15/14 and found of record in Instrument Number 20140117-0005029, 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:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 477, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6577, Page 20; Book 6577, Page 25, as amended in Book 7311, Page 333, and Book 8042, Page 601, Register's Office for Davidson County, Tennessee.
- Charter of Mullen Valley Homeowner's Association, Inc., of record in Book 6583, Page 351, Register's Office for Davidson County, Tennessee.
- By-Laws of Mullen Valley Homeowner's Association, Inc., of record in Book 6577, Page 52, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Mullen Valley Homeowner's Association, Inc., of record in Book 6577, Page 17, Register's Office for Davidson County, Tennessee.
- 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: **674 Franklin Limestone Road, Nashville, TN 37217**

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 September 9, 2015.

Song Han by Wei Xing Guo POA

Song Han by Wei Xing Guo as Attorney in Fact

Boby Han by Wei Xing Guo POA

Boby Han by Wei Xing Guo as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Wei Xing Guo, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Song Han, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Song Han, the bargainor(s), by the said Wei Xing Guo as attorney in fact, as Attorney-in-Fact.

Both

WITNESS my hand and seal, this 9th day of September, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Wei Xing Guo, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Boby Han, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Boby Han, the bargainor(s), by the said Wei Xing Guo as attorney in fact, as Attorney-in-Fact.

POA is recorded simultaneously herewith

WITNESS my hand and seal, this 9th day of September, 2015.

My Commission Expires: 11-6-17

NOTARY PUBLIC

