# WARRANTY DEED

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$88,900.00.**

Jose Landaverde
Affiant

Subscribed and sworn to before me this 30th day of October, 20 15

Notary Public
My Commission expires: 8/5/18
(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: |
|---|---|---|
| Jose V. Landaverde | Wei Xing Guo and Xiao Xiang Zhang | 14815012000 |
| 4508 Navaho Circle | 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, **Changqing Liu,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jose V. Landaverde and Gladis Hernandez, both unmarried as 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:

**Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Apache Hills, Section 5, Part 2, of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Wei Xing Guo and Changqing Liu, as tenants in common from Sherita King, unmarried by Warranty Deed on April 27, 2012, of record in Instrument Number 20120501-0037120, Register's Office for Davidson County, Tennessee. Further conveyed to Changqing Liu from Wei Xing Guo by QuitClaim Deed on May 24, 2013, of record in Instrument Number 20130524-0052835, 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 2016 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 5050, Page 39, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5449, Page 535 and Book 5040, Page 357, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4575, Page 12, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4508 Navaho Circle, Nashville, TN 37211**

**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.

Davidson County DEEDWARR
Recvd: 10/30/15 13:59 2 pgs
Fees:13.00 Taxes:328.93
**20151030-0110716**

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 October 30, 2015.

Changqing Liu by Wei Xing Guo as Attorney in fact

**Changqing Liu 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 Changquing Liu, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Changqing Liu the bargainor(s), by the said Wei Xing Guo, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of October, 2015.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/5/18

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, Julie Coone, 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: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.