WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of December, 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:
Esmeralda Elizabeth Ruiz	Wei Xing Guo	14815017300
3908 Bradley Court	884 Arlington Heights Drive	
Antioch, TN 37013	Brentwood, TN 37027	

Davidson County DEEDWARR
Recvd: 12/21/15 08:48 2 pgs
Fees:13.00 Taxes:321.90
20151221-0127631

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, **Wei Xing Guo and Xiao Xiang Zhang,husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Esmeralda Elizabeth Ruiz and Zenaido Mendez Tranquilino, wife and husband**, 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. 52, on the revised plan of Haywood Forest Subdivision of record in Plat Book 5200, Page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wei Xing Guo, married from Department of Housing and Urban Development on August 27, 2009, of record in Instrument Number 20090902-0082422, Register's Office for Davidson County, Tennessee. Further conveyed to Wei Xing Guo and Xiao Xiang Zhang ,husband and wife from Wei Xing Guo by QuitClaim Deed on October 12, 2010, of record in Instrument Number 20101013-0081848, 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 5200, Page 2, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5120, Page 742 and Book 6178, Page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3908 Bradley Court, Antioch, TN 37013**

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 December 16, 2015.

Wei Xing Guo

Xiao Xiang Zhang

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wei Xing Guo and Xiao Xiang Zhang,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 16, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.