WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/16 08:47 3 pgs
Fees:18.00 Taxes:240.50
20160126-0007201

STATE OF TENNESSEE
COUNTY OF Franklin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wei Xing Guo	Wei Xing Guo	16209010700
(NAME)	(NAME)	
884 Arlington Heights Drive	884 Arlington Heights Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rose Farris Frances AKA Rose Francis, Executrix of The Estate of Ellen J. Reed, and Nancy Farris, as heir,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wei Xing Guo and Xiao Xiang Zhang, husband and wife,** hereinafter called the GRANTEE(S), their heirs and/or 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. 10B on the Zone Lot Division for Hickory View, Section Two, as of record in Book 5800, page 294, 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 Ellen J. Reed, Unmarried by Warranty Deed dated 07/25/1984 from AAA Realty Company of record in Book 6351, Page 746, Register's Office for Davidson County, Tennessee. The said Ellen J. Reed having since died on November 10, 2015 intestate leaving Nancy Farris as her sole heir as evidenced by Will of record in Probate No. 2015-PR-290 in the Chancery Court of Franklin County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 5800, Page 284, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5521 Eulala Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14 day of January, 2016.

THE ESTATE OF ELLEN J. REED

Rose Farris Frances, *Executrix
T.F. *AKA Rose Francis

Nancy Farris
Nancy Farris

State of Tennessee
County of Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Farris**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2016.

Notary Public
My Commission Expires: July 24 2018

TERRA FISHER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

State of Tennessee
County of Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rose Farris Frances**, the executrix for the estate of Ellen J. Francis ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.
*AKA Rose Francis T.F.

Witness my hand and Official seal this 15th day of January, 2016.

Notary Public
My Commission Expires: July 24 2018

TERRA FISHER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE