G-28710-5 Box-14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064422 DEEDWARR
Recvd: 07/27/16 08:58 2 pgs
Fees:13.00 Taxes:253.45
20160727-0077079

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$68,500.00**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2016.

Notary Public

My commission expires: 03-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Wang	**"New Owner"**	**173-01--0-118.00**
2720 Nolensville Pike, Ste 200-A		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Yuling Guo, a married woman

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Wang, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 6-A, on the Plan of Zone Division Lot 6, Monte Carlo, Section Two-C, of record in Book 5200, Page 66 and amended in Book 6250, Page 17, 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 Yuling Guo, by Deed dated January, 31, 2014 from Troy Lee Putney, unmarried, of record in Instrument No. 20140204-0009981, Register's Office for Davidson County, Tennessee.

THE conveyance is subject to the following:
(1) All matters as shown in Book 5200, Page 66, Register's Office for Davidson County, Tennessee.

(2) The Plan of record as shown in Book 5200, Page 66, amended in 6250, Page 17, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(3) Restrictive Covenants contained in instrument of record in Record Book 5304, Page 888, in Book 6250, Page 17, said Register's Office.

(4) 2016 Taxes, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This instrument is being executed on behalf of Yuling Guo, pursuant to a Power of Attorney executed by same on the 2nd day of April, 2013, of record in Instrument 20140707-0059172, Register's Office for Davidson County, Tennessee.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs 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 my/our hand(s) this **20th** day of **July, 2016.**

Yuling Guo by Jie Li Attorney in fact

Yuling Guo **By: Jie Li, Attorney in Fact**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Yuling Guo,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **July, 2016.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named, **Jie Li**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Attorney-in-Fact for Yuling Guo, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Yuling Guo for the purposes therein contained, by signing the name of **Jie Li** by herself as Attorney-in-Fact..

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **July, 2016.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017