WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/22/2019 (AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Davidson County DEEDWARR
Recvd: 01/13/17 11:41 3 pgs
Fees:18.00 Taxes:1455.95
20170113-0004248

P-VRES-16-06540-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William D. Stogner and Kathleen P. Stogner	Same	
(NAME)	(NAME)	**155-16-A-372.00CO**
6540 Buttercup Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **GUOQIANG GU AND YANWEN XU, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM D. STOGNER AND KATHLEEN P. STOGNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 376 on the Plan of Traceside, Section 11, of record in Plat at Instrument No. 20000922-0094253, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Guoqiang Gu and Yanwen Xu, by Warranty Deed from Dennis P. Moore and Carolyn V. Moore, recorded September 26, 2003 in Instrument No. 20030926-0142875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20000922-0094253;
- All matters shown on Boundary Plan of record in Book 11700, Pages 59-61;
- Restrictions of record in Book 9236, Page 504 and Book 11483, Page 98;
- Covenants, Conditions and Restrictions of record in Book 9435, Page 493, amended in Book 9677, Page 675;
- Covenants, Conditions and Restrictions of record in Instrument No. 20010116-0004786, as amended in Instrument Nos. 20020111-0004996, and 20020116-0006610;
- By-Laws of record in Book 9668, Page 899;
- HOA Charter of record in Book 9668, Page 894;
- Landscape Agreement of record in Book 10355, Page 859;
- Agreement for Dedication of Easement for Water Line of record in Book 7598, Page 747;
- Cambron Property prohibition and non-use agreement concerning Traceside common areas and elements of record in Instrument No. 20001114-0112667;
- Quitclaim Deed of record in Instrument No. 20010221-0016218;
- Restrictions of record in Instrument No. 20140521-0043722, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6540 Buttercup Dr., Nashville, Tennessee 37221**.

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 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 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 the 12th DAY OF JANUARY, 2017.

Guoqiang Gu

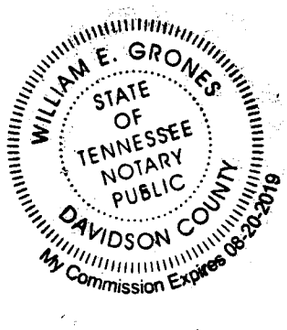
Yanwen Xu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUOQIANG GU AND YANWEN XU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deanna Cooper
Notary's Signature

My Commission Expires: 05/13/2020

