WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170010206 DEEDWARR
Recvd: 02/03/17 09:00 2 pgs
Fees:13.00 Taxes:481.00
20170203-0011587

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $130,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of Jan., 2017.

Notary Public

My Commission expires: 9/7/20
(Affix Seal)

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Transformer Drive, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephanie Djuren	First Bank	163-05-0B-164.00CO
5170 Hickory Hollow Parkway #149	319 Seaboard Lane	
Antioch, TN 37013	Franklin, TN 37067	

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, a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephanie Djuren, an unmarried woman**, her 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. 172, on the plan of Master Deed Lot Layout (Private Element) Phase IV Mill Park (Formerly Hickory Townhomes) of record in Plat Instrument Number 20031117-0167241, 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 from Xiao Xiang Zhang by Quitclaim Deed on November 29, 2012, of record in Instrument Number 20121130-0109859, Register's Office for Davidson County, Tennessee.

NOTE: This property has never been used as a residence, personal, marital or otherwise.

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 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20031117-0167241, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, Page 757, Instrument No. 20010712-0074528, Instrument No. 20011016-0112643, Instrument No. 20020506-0055107, Instrument No. 20021017-0127808, Instrument No. 20031117-0167241, Instrument No. 20051128-0143120, Instrument No. 20080304-0021743, Instrument No. 20110208-0011084, and Instrument No. 20141231-0119109, Register's Office for said County; Rules and Regulations of record in Instrument No. 20140902-0079467, and Instrument No. 20160223-0017010, Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowner's Association, Inc. of record in Book 10719, Page 419, Register's Office for Davidson County, Tennessee.
- Dedication of common area to Mill Park Homeowner's Association, Inc., of record in Book 11221, Page 249, and Instrument No. 20010712-0074529, Register's Office for Davidson County, Tennessee.
- By-Laws and Articles of Incorporation of record in Book 10719, Page 464 Book 11167, Page 759, and Instrument No. 20161028-0113925, Register's Office for Davidson County, Tennessee.
- Easement to Bell South of record in Book 11378, Page 991, Register's Office for said County; Storm Water Detention Agreement of record in Book 10506, Page 278, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5170 Hickory Hollow Parkway #149, 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 January 23, 2017.

Wei Xing Guo

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** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 23, 2017

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11-6-17