NEW OWNER:

Xuejin Ruan
29 Fawn Creek Pass
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0412 KP

122-01-0A-264.00-CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170062744 DEEDWARR
Recvd: 07/21/17 13:49 3 pgs
Fees:18.00 Taxes:695.60
20170721-0074040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Eight Thousand and 00/100 Dollars** (**$188,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **MICHELLE PETERSON**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **XUEJIN RUAN, A SINGLE WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 39, on the plan of Woodland Point, Phase III of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michelle Peterson, by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20030305-0029418 Register's Office for Davidson County, Tennessee, dated February 28, 2003, and recorded on March 5, 2003.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **July, 2017**.

MICHELLE PETERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHELLE PETERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **July, 2017**.

My commission expires: 9-8-2020

BRITTANY T. DUGAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is $ **188,000.00** .

AFFIANT

Sworn to and subscribed to before me this 18th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 5-6-19

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.