Davidson County DEEDWARR
Recvd: 07/24/17 11:17 2 pgs
Fees:13.00 Taxes:758.50
20170724-0074494

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of July, 2017, by and between Yan Guo, unmarried, party of the first part, and Marina Sok-Han Rucker, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit No. 22 (erroneously referred to as Lot No. in prior deed) on the Plan of the Villas at Concord Place Phase 1 which is record attached as Exhibit 1-A to Declaration of Protective Covenants, Conditions & Restrictions of record in Instrument No. 20050922-0114215 (erroneously referred to as 20050922-0114216 in prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Yan Guo by virtue of that certain Quit Claim Deed dated May 5, 2017, and being of record at Instrument No. 20170508-0045273 in the amount of $.00 in the Register's Office of 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(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, Subject to Restrictions and Easements of Record for above described property in the Register's Office for Davidson County, Tennessee; 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(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Yan Guo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Yan Guo, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of July, 2017.

Notary Public
My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Marina S Rucker P.O. Box 532 Brentwood, TN 37027
Tax Parcel No	181140A02200CO
Property Address:	8300 Oak Knoll Dr. Brentwood, TN 37027
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $205,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Marina S. Rucker
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of July, 2017.

Ashlee D Page
Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019