Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Lee Ann Maloney
Affiant

Subscribed and sworn to before me, this 7th day of August 2017.

Notary Public
My commission expires: 5-2-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Davidson County DEEDWARR
Recvd: 08/09/17 08:10 4 pgs
Fees:23.00 Taxes:518.00
20170809-0081343

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ling Guan	Mortgage Investors Grp.	163 16 0A 144.00
1801 Rosander Lane	8320 East Walker Springs Lane, Ste. 200	
Antioch TN 37013	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Meagan E. Cunningham, Administrator of the the Estate of Derrick Allen Bard and Robert C. Bard and Gloria E. Bard, heirs, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ling Guan, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 264 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050609-0066104 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Derrick Bard, unmarried, by Warranty Deed dated June 26, 2006, from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20060706-0080855, Register's Office for Davidson County, Tennessee. Derrick Bard having since died on October 20, 2016 leaving Robert C. Bard and Gloria E. Bard as heirs and Meagan E. Cunningham has been appointed Administrator of the Estate of Derrick Allen Bard Davidson County Probate Court File No. 16P1933 and sale of property authorized by Order dated August 2, 2017.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Provincetown of record

in Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20031119-0168785 and amended in Instrument Nos. 20060825-0105504 and 20080812-0082993 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 1801 Rosander Lane, Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7 day of August, 2017.

Estate of Derrick Allen Bard

BY: Meagan E. Cunningham
Meagan E. Cunningham, Administrator

Robert C. Bard, Heir, by Meagan E. Cunningham his attorney-in-fact
Robert C. Bard, Heir, by Meagan E. Cunningham
His Attorney-in-fact

Gloria E. Bard, Heir, by Meagan E. Cunningham her attorney-in-fact
Gloria E. Bard, Heir, by Meagan E. Cunningham
Her Attorney-in-fact

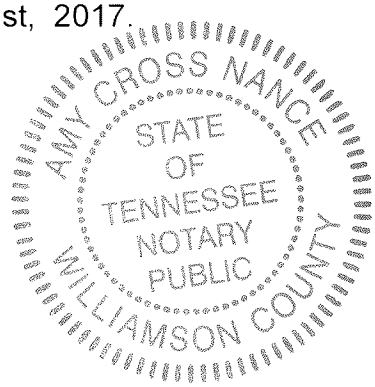
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Meagan E. Cunningham, with whom I am personally acquainted, and who acknowledged themselves to be the Administrator of The Estate of Derrick Allen Bard, and as such Administrator being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Estate of Derrick Allen Bard

Witness my hand, at Brentwood, Tennessee, this 7 day of August, 2017.

Notary Public

My Commission expires: 2/25/19



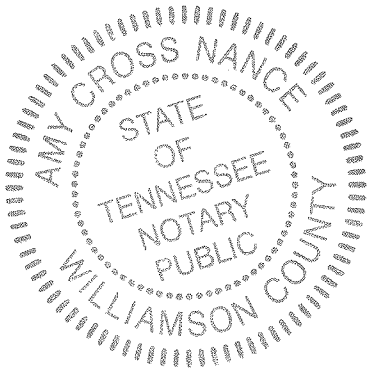
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meagan E. Cunningham, with whom I am personally acquainted and who proved herself to be the Attorney in Fact for Robert C. Bard and Gloria E. Bard, and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7 day of August, 2017.

Notary Public

My Commission expires 2/25/19



FILE NO: 10165

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.