WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,500.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2017.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/19/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4000B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Guojun Wu	Same as New Owner	162-09-0A-002.00-CO
5510 Country Drive Apt. 2		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CLAYTON S. BEZUIDENHOUT, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GUOJUN WU, A MARRIED WOMAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Townhouse No. 2, Building No. 1 in a Horizontal Property Regime on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clayton S. Bezuidenhout by Warranty deed from Suzangela Ahlberg of record in Instrument No. 20020920-0114842 Register's Office for Davidson County, Tennessee, dated September 13, 2002 and recorded on September 20, 2002.

Being the same property conveyed to Clayton S. Bezuidenhout and wife, Kimberly A. Bezuidenhout by Quit Claim deed from Clayton S. Bezuidenhout of record in Instrument No. 20050602-0062390 Register's Office for Davidson County, Tennessee, dated May 10, 2005 and recorded on June 02, 2005.

Kimberly A. Bezuidenhout having been divested of all interest in said property pursuant to Final Decree of Divorce of record in Docket No. 10D957, Fourth Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5510 Country Drive Apt. 2, Nashville, TN 37211

Bill Garrett Davidson County
Batch# 8808 **DEEDWARR**
10/05/2017 10:15:24 AM 2 pgs
Fees: $13.00 Taxes: $464.35

20171005-0102296

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 on the 29th day of September 2017.

Clayton S. Bezuidenhout

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, CLAYTON S. BEZUIDENHOUT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-4000B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027