Bill Garrett Davidson County
Batch# 21203 DEEDWARR
11/02/2017 11:37:36 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171102-0112576

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203
P17-24047

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF November 2017

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guangyu Gu	Owner	MAP
2139 A Acklen Avenue	1915 Lone Oak Cir.	PARCEL 104-11-0G-001.00-CO
Nashville, TN 37212	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Wanda Gail Walls Hudson, as devisee under the Last Will and Testament of Nellie Ruth Anderson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guangyu Gu and Jiong Shi**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit

Unit No. 1, Acklen Place Condominiums, a Horizontal Property Regime, located on Acklen Avenue, Nashville, Davidson County, Tennessee, as shown on the Plat of Acklen Place Condominiums, recorded in Book 6250, Page 450, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6561, Page 954, Register's Office for Davidson County, Tennessee, to which reference is here made.Being the same property conveyed to Lester L. Anderson and wife, Nellie R. Anderson by Warranty Deed from Nancy J. Chandler-Small and husband Daniel W. Small of record in Book 7924, Page 978, Register's Office for Davidson County, Tennessee, dated August 24, 1989 and recorded on August 29, 1989. (Value or consideration shown in aforementioned deed $72,500.00.)Being the same property conveyed to Lester L. Anderson and wife, Nellie R. Anderson, Trustees U/A/D February 13, 1995 and any amendments thereto by Quitclaim deed from Lester L. Anderson and wife, Nellie R. Anderson, individually of record in Book 9596, page 474, Register's Office for Davidson County, Tennessee, dated February 13, 1995 and recorded on February 16, 1995. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 2139 Acklen Avenue Nashville, Tennessee 37212.Being the same property conveyed to Wanda Gail Walls Hudson, as devisee, under the Last Will and Testament of Nellie Ruth Anderson. Probate filed in the Seventh Circuit Court for Davidson County, Tennessee, file No. 10P-457.

Lester Anderson died February 13, 1995
Son Steven Leon Anderson, died May 10, 2007

David Hudson, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Wanda Gail Walls Hudson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as 2139 A Acklen Avenue, Nashville, TN 37212.

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, their heirs and assigns forever; and we do covenant with 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 is 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 _____ hand( ) this the 1st day of November, 2017.

Wanda Gail Walls Hudson

Wanda Gail Walls Hudson

David Hudson

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wanda Gail Walls Hudson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of November, 2017.

My Commission expires: 2-10-18

Notary Public

DAVID A. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Hudson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of November, 2017.

My Commission expires: 2-10-18

Notary Public

DAVID A. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY