**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 171013763**

Bill Garrett Davidson County
Batch# 30564 **DEEDWARR**
11/28/2017 11:30:34 AM 2 pgs
Fees: $13.00 Taxes: $1,119.25

20171128-0121215

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $302,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of November, 2017.

Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Guoqiang Tao and Aili Xu<br>7048 Sugarplum Road<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>181 01 0A 19100 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Junzhong Xu and wife, Guozhen Luo,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guoqiang Tao and wife Aili Xu,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Section Five, Sugar Valley of record in Instrument Number 20001204-0118880, 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 Junzhong Xu and wife, Guozhen Luo by warranty deed from Van A. Cluck and wife, Janet L. Cluck of record in Instrument No. 20070322-0034824 Register's Office for Davidson County, Tennessee, dated 03/21/2007 and recorded on 03/22/2007. (Value of consideration shown in aforementioned deed $243,000.00.) Being also known as 7048 Sugarplum Road Nashville, Tennessee 37211.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as

defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record as Instrument Number 20001204-0118880, Register's Office of Davidson County, Tennessee.
All matters shown on the PUD Boundary Plat in Book 9700, page 374, said Register' s Office.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001205-0119527, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
By-Laws of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
Dedication of Perpetual Easement for Entrance Wall of record in Instrument 200402050014018, said Register's Office.
Easement for Ingress and Egress of record in Book 5674, Page 863, in the Register's Office for Davidson County, Tennessee.
Easement to United Telephone Company of record in Book 11436, Page 750, in the Register's Office for Davidson County, Tennessee.
Easement for sanitary sewer and/or storm drainage of record in Instrument Number 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
Easement for sanitary sewer line of record in Instrument Number 20010404-0032941, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7048 Sugarplum Road Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21st day of November, 2017.

Junzhong Xu

Guozhen Luo

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Junzhong Xu and Guozhen Luo, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2017.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020