Bill Garrett Davidson County
Batch# 31719 DEEDWARR
11/30/2017 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20171130-0122219

WARRANTY DEED

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: August 22, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mamand Taabur Shelan Teigr	OWNER	173-09-0-B 067.00 CO
(NAME)	(NAME)	
6349 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Baogang Xu and Qi An, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mamand Taabur and Shelan Teigr, husband and wife,** 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:

Land in Davidson **County, Tennessee, being Lot No. 229 on the Plan of Barnes Cove, Section 2, a Planned Unit Development of record in Instrument No. 20040604-0065966, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Baogang Xu and Qi An, husband and wife by deed being recorded 07/19/05 in Instrument No. 20050719-0083640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6349 Sunnywood Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 29th day of November, 2017.

Baogang Xu
By: Donna Ritter, Attorney-in-Fact

Qi An
By: Donna Ritter, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 29th day of November, 2017 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Baogang Xu and Qi An, and acknowledged that she executed the same as the free act and deed of the said Baogang Xu and Qi An, through Power of Attorney granted her by the said Baogang Xu and Qi An.

WITNESS my hand and seal this 29th day of November, 2017.

Notary Public Hannah Kepley
My Commission Expires: August 22, 2021

File No.: 21300

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Hannah Kepley, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hannah Kepley
Notary's Signature

My Commission Expires: 8.22.21
Notary' Seal (if on paper)

