Bill Garrett Davidson County
Batch# 46177 DEEDWARR
01/09/2018 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20180109-0002969

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170440 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$284,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 9th day of January, 2018. KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN. Notary Public My Commission Expires: OCT 2 0 2020

WARRANTY DEED

THIS INDENTURE, made this 8th day of January, 2018, among:

JOSE FULGUEIRO HERRADA AND MARLEN SANTANA PEREZ, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Qing Yan Liu, a married woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 782 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page (s) 67 and 68, 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 Jose Fulgueiro and Marlen Santana, husband and wife by Warranty deed from Luisa Vilar Hough, as Executrix and Luisa Vilar Hough, as devisee as to a one-half interest and Luisa Vilar Hough, as Trustee for the benefit of Lourded de la Paz, Vilar, under the Last will and testament of Luisa Vilar of record in Instrument No. 20150623-0060132 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 23, 2015. (Value of consideration shown in aforementioned deed $120,000.00.) Being also known as 6524 Cougar Drive Nashville, Tennessee 37209.

Jose Fulgueiro Herrada is one and the same as Jose Fulgueiro, and Marlen Santa Perez is one and the same as Marlen Santana.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE ssigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jose Fulgueiro Herrada

Marlen Santana Perez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jose Fulgueiro Herrada and Marlen Santana Perez, and Santan Marlen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2018.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Owner Name & Property Address:

Name: Qingyan Liu
Address: ~~6524 Cougar Drive~~ 4212 Blackwater Dr
City, State, Zip: Nashville, TN ~~37209~~ 37221

Responsible Party For Taxes:

Name: United Premier Funding LLC
Address: 2645 N. Berkeley Lake Road 138-139
City, State, Zip: Duluth, GA 30096

Tax ID: 102-04-0-157.00

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

