WARRANTY DEED

Bill Garrett Davidson County
Batch# 51091 DEEDWARR
01/24/2018 02:09:30 PM 2 pgs
Fees: $13.00 Taxes: $699.30
20180124-0007489

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$189,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 24 day of January, 2018.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
SSI Properties, Inc.	New Owner	16201010900
P.O. Box 110393		
Nashville, TN 37222		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wei Xing Guo and Xiao Xiang Zhang, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **SSI Properties, Inc.** it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Tusculum Gardens, of record in Plat Book 4660, Page 35, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to JM Global Investment, LLC, from Deutsche Bank National Trust Company, as Trustee for HALO 2006-2, by its duly authorized attorney in fact, Wells Fargo Bank, N.A. by Special Warranty Deed on December 8, 2009, of record in Instrument Number 20091216-0114390, Register's Office for Davidson County, Tennessee. Further conveyed to Wei Xing Guo and Xiao Xiang Zhang, husband and wife from JM Global Investment, LLC, a Tennessee limited liability company by Quitclaim Deed on July 14, 2010, of record in Instrument Number 20100723-0057762, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $1,606.52 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 16201010900, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 4660, Page 35, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4709, Page 48, Register's Office for Davidson County, Tennessee.

This is improved property known as: **312 and 314 Garden View Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 15, 2018.

Wei Xing Guo

Xiao Xiang Zhang

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wei Xing Guo and Xiao Xiang Zhang** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 15, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.