WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110022
TG File No. 6770146
Tribeca No. 272111

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby Reg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2018. 28 Reg

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018
(AFFIX SEAL)

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

Bill Garrett Davidson County
Batch# 64952 DEEDWARR
03/05/2018 09:36:32 AM 4 pgs
Fees: $23.00 Taxes: $810.30

20180305-0020294

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Property Owner 5, LLC	**Property Owner 5, LLC**	
(NAME)	(NAME)	
P.O. Box 4090	**P.O. Box 4090**	**182-06-0A-283.00-CO**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAO WU AND WIFE, JUN TAO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROPERTY OWNER 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 348 on the Plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three - Section One as shown on the Plat appearing of record in Instrument No. 20060420-0045296, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hao Wu and wife, Jun Tao by Warranty deed from Phillip J. Carpenter and wife, Heidi M. Carpenter of record in Instrument No. 20150612-0056030 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 12, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20030623-0086188, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20060420-0045296, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20060116-0006750 and amended in Instrument Number 20101116-0091730, 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
- Old Hickory Hills Homeowners Association, Inc., Rules & Regulations of record in Instrument Number 20151229-0130686, in the Register's Office for Davidson County, Tennessee.
- Charter for Old Hickory Hills HOA of record in Instrument Number 20020123-0009417 and Instrument Number 20081219-0121385, in the Register's Office for Davidson County, Tennessee.
- Sewer & Drainage Easement of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20020123-0009339, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress & egress easement to cemetery of record in Instrument Number 20000203-0011193, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20010306-0021333, Instrument Number 20030226-0025749 and Instrument Number 20040927-0116009, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville of record in Instrument Number 20001030-018214, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8813 Cressent Glen Court, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 27TH DAY OF FEBRUARY, 2018.

Hao Wu by Laura Mitchell, Attorney-In-Fact

Hao Wu by Laura Mitchell, Attorney-In-Fact

Jun Tao by Laura Mitchell, Attorney-In-Fact

Jun Tao by Laura Mitchell, Attorney-In-Fact

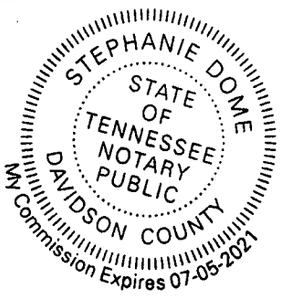
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HAO WU AND JUN TAO, and who acknowledged he/she/they executed the same as the free act and deed of the said HAO WU AND JUN TAO.

Witness my hand and official seal, this the 27th Day of February, 2018.

Stephanie Dome

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Hao Wu**, by virtue of a Power of Attorney duly executed by the said **Hao Wu**, and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Hao Wu** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Laura Mitchell

SWORN to and subscribed before me, this the 27th day of February, 2018.

Stephanie Dome
Notary Public

My Commission Expires: _____ (SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Jun Tao**, by virtue of a Power of Attorney duly executed by the said **Jun Tao**, and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Jun Tao** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Laura Mitchell

SWORN to and subscribed before me, this the 27th day of February, 2018.

Notary Public

My Commission Expires: _____ (SEAL)

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021