Bill Garrett Davidson County
Batch# 124058 DEEDWARR
08/02/2018 11:46:30 AM 2 pgs
Fees: $13.00 Taxes: $973.10
20180802-0075797

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$274,900.00~~ $263,000.00 LHH

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moise Kisubi and Judith Bahati (NAME)	New Owner (NAME)	136050A10500CO
3345 Tinney Place (ADDRESS)	(ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chaoguang Liu, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Moise Kisubi and Judith Bahati*,** HEREINAFTER CALLED THE GRANTEE, 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. 76 on the Plan of The Enclave at Bayview Estates, Phase Four of record in Instrument No. 20030703-0092328, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 3345 Tinney Place, Nashville, TN 37217

Being the same property conveyed to ChaoGuang Liu by virtue of that certain Warranty Deed dated August 31, 2017, and being of record at Instrument No. 20170905-0090729 in the amount of $160,000.00 in the Register's Office of Davidson County, Tennessee.

This property is not the primary residence of the grantor, and has been used for investment purposes only.

* husband and wife

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3345 Tinney Place Nashville, TN 37217
(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 hand this 31st day of July, 2018.

Chaoguang Liu by Marina Rucker, Attorney-In-Fact

Chaoguang Liu, by Marina Rucker, Attorney-In-Fact

STATE OF
COUNTY OF

On this 31st day of July, 2018, before me personally appeared **Marina Rucker**, 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 **Chaoguang Liu**, and who acknowledged that she executed the same as the free act and deed of **Chaoguang Liu**.

WITNESS my hand and official seal at office this 31st day of July, 2018.

Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Marina Rucker, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Chaoguang Liu**, the principal.

This 31st day of May, 2018.

Marina Rucker

Sworn to and subscribed before me by **Marina Rucker** this 31st day of July, 2018.

Notary Public
My Commission Expires 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY