Name and Address of New Owner:
Xianzhou Xu
8920 Sunnyfield Way
Nashville, TN 37211

Send Tax Bills To:
Xianzhou Xu
8920 Sunnyfield Way
Nashville, TN 37211

This Instrument Prepared By:
Ginger Bone
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 181-02-0B-034.00-C

Bill Garrett Davidson County
Batch# 126176 DEEDWARR
08/07/2018 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $886.52
20180807-0077733

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dawn M. Kruis, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Xianzhuo Xu and wife, Yishu Sun**"the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the Final Plat of Sugar Valley Place, Section Three, of record as Instrument No. 20140807-0071357, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dawn M. Kruis by Deed from Regent Homes, LLC, a Tennessee limited liability company, dated August 28, 2015 and recorded August 31, 2015, in Instument No. 20150831-0087729, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as 8920 Sunnyfield Way, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of August, 2018.

Dawn M. Kruis (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2018, before me personally appeared Dawn M. Kruis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 2nd day of August, 2018.

Notary Signature
My commission expires:

EDWARD A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $239,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of August, 2018.

Notary Public
My commission expires: 3-8-21
File No. 2018-281

EDWARD A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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)

