This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Guozhen Luo
201 Acklen Park Dr, Unit 3
Nashville, Tennessee 37203

MORTGAGEE:

Bill Garrett Davidson County
Batch# 128505 DEEDWARR
08/14/2018 09:00:10 AM 3 pgs
Fees: $18.00 Taxes: $477.30
20180814-0080002

SEND TAX BILL TO:
Owner

MAP	**104-2**
GROUP	**A**
PARCEL	**03.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patti R. George, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Guozhen Luo and Junzhong Xu, husband and wife with full rights of survivorship**, hereinafter called the GRANTEES, 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 Unit No. 3 on the Plan of Acklen Park Condominiums, as shown by plat and survey of record in Plat Book 5200, page 503, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patti R. George by deed from Amanda M. Waechter of record in Instrument no. 20131028-0111639, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **improved** property known as **201 Acklen Park Dr, Unit 3, Nashville, Tennessee 37203.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless

otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **3rd** day of **August, 2018.**

Patti R. George by Louise Morris, as attorney-in-fact

Patti R. George, by Louise Morris, as attorney-in-fact*

***The Durable Power of Attorney of Patricia Rae George is of record as Inst No. 20090916-0086540, Register's Office, Davidson County, Tennessee. Patricia Rae George and Patti R. George are one in the same person.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Louise Morris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in fact for **Patricia Rae George aka Patti R. George,** the bargainor, and as Attorney in fact, she executed the within Warranty Deed by signing the name of **Patti R. George** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of August, 2018.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/7/2020

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $129,000.00.

Lynda Jowe
AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 2018.

Mary Jo Hartz
NOTARY PUBLIC

My Commission Expires: 9-7-2020

MARY JOE HARTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020