WARRANTY DEED

STATE OF Georgia
COUNTY OF Liberty

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Dihua Guan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 08/30/2020
(AFFIX SEAL)

JERRY D. HAWKINS NOTARY My Comm. Exp. Aug. 30, 2020 LIBERTY COUNTY GA

Karen Y Johnson Davidson County
Batch# 137166 DEEDWARR
09/05/2018 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180905-0087727

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-071005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shawhin Mosadeghzad	Dihua Guan	
(NAME) 117 Hearthstone Manor Circle	(NAME) 959 Gulfstream Rd ~~Dihua Guan~~ DG	160-15-0A-033.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Hinesville, GA 31313	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Five Thousand And No/100 Dollars ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DIHUA GUAN, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHAWHIN MOSADEGHZAD, Single man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Condominium Site Plan, Phase II, Hearthstone Manor, a Part of Hearthstone P.U.D., of record in Plat Book 6200, Page 144, as amended in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory Wronkowicz and wife, Dihua Guan by Warranty Deed from Houston G. Little, Jr. and wife, Betty C. Little, of record in Instrument No. 20151001-0099952, Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on October 01, 2015.

Gregory Wronkowicz having since died on December 31, 2016 while married to Dihua Guan, leaving the property vested in his wife, Dihua Guan as the remaining tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 117 Hearthstone Manor Circle, Brentwood, TN 37027
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Dihua Guan, unmarried this 30 day of Aug, 2018.

Dihua Guan

Dihua Guan

STATE OF Georgia
COUNTY OF Liberty

On this the 31st day of August, 2018, before me personally appeared Dihua Guan, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2018.

Notary Public

My Commission Expires 08/30/2020

(SEAL)

JERRICA HAWKINS NOTARY PUBLIC LIBERTY COUNTY, GA
My Comm. Exp. Aug. 30, 2020

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda J. Arthur
Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires