WARRANTY DEED

Karen Johnson Davidson County
Batch# 248618 DEEDWARR
06/26/2019 09:29:53 AM 2 pgs
Fees: $13.00 Taxes: $388.50

20190626-0061797

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 1-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 325, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zuofei Wang	New Owner	148-14-0-292.00
(NAME)	(NAME)	
6894 Walnut Hills Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wei Xing Guo, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zuofei Wang,** 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 Lot No. 73B, on the plan of Haywood Forest, Section Three, as of record in Record Book 5800, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Wei Xing Guo by Quitclaim Deed from Edward Guo dated December 30, 2014 and found of record in Instrument Number 20150116-0004718, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2019 and subsequent years, but not yet due and payable.

All matters of record in Plat Book 5200, page 245 and Plat Book 5800, page 167, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utlities.

NOTE: This property has never been used by the grantor as a residence, personal, martial or otherwise.

unimproved ☐

This is improved ☑ property, known as 4826 Gillespie Drive, Antioch, TN 37013
(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/our hands this 21st day of June, 2019.

Wei Xing Guo

State of Tennessee
County of Davidson

Personally appeared before me Wei Xing Guo, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2019.

Notary Public
My Commission Expires: 11-8-21

File No.: 201906030

