WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,850.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1103LAJW

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Chu Xian Gao and Alec Rene Pellissier	United Premier Funding	022 02 0 055.00
409 Jordan Leigh Ct	2645 N. Berkeley Lake Rd #185-139	
Joelton, TN 37080	Duluth, GA 30096	

FOR AND IN 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,

HARVEY D. GONZALEZ AND PAX M. ESCOBAR, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHU XIAN GAO AND ALEC RENE PELLISSIER, WIFE AND HUSBAND

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. 26 on the Plan of Chase Pointe, Section Four of record in Book 9700, Page 929, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harvey D. Gonzalez and Pax M. Escobar, husband and wife by Warranty Deed from Michael J. Neumeyer and Jeanann M. Neumeyer, husband and wife, recorded on the 6th day of June, 2012 in Instrument No. 20120606-0049256, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHASE POINTE, SECTION FOUR, as recorded in Plat Book 9700, Page(s) 929.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9948, Page 904 and Book 10604, Page 147.

5. Easement for Water, recorded in Book 10693, Page 707.

6. Easement for Sewer, recorded in Book 10693, Page 711.

Karen Johnson Davidson County
Batch# 253079 DEEDWARR
07/05/2019 10:51:30 AM 2 pgs
Fees: $13.00 Taxes: $1,035.44
20190705-0065724

This is improved property known as 409 Jordan Leigh Ct, Joelton, TN 37080

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 3rd day of July, 2019.

Harvey D. Gonzalez by Rudy Valrey, Attorney in Fact

Harvey D. Gonzalez by Rudy Valrey,

as his Attorney-in-Fact

Pax M. Escobar by Rudy Valrey, Attorney in Fact

Pax M. Escobar by Rudy Valrey,

as

her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Rudy Valrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Harvey D Gonzalez & Pax M. Escobar for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Harvey D Gonzalez & Pax M. Escobar.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of July, 2019.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary Public

My Commission Expires: 5/15/2021

Certificate of Authentick,

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires