WARRANTY DEED

Karen Johnson Davidson County
Batch# 324207 DEEDWARR
12/04/2019 08:50:34 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20191204-0124744

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Ruppaner and Maria Ruppaner	SWBC Mortgage Corp.	
(NAME)	(NAME)	155160A33800CO
1424 Trace Ridge Lane	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Qing Wu and Xueqiang Chen, wife and husband** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Ruppaner and Maria Ruppaner, husband and wife** , HEREINAFTER CALLED THE GRANTEE, 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. 15 on the Plan of Traceside, Section Nine of record in Instrument No. 20000103-0000455, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Qing Wu and Xueqiang Chen, wife and husband by Quitclaim Deed from Qing Wu of record in Instrument No. 20060623-0075406, Register's Office for Davidson County, Tennessee, dated June 14, 2006 and recorded on June 23, 2006.

Being the same property conveyed to Qing Wu by Warranty Deed from Roger F. Johnson and spouse, Jennifer R. Herrell of record in Instrument No. 20060623-0075404, Register's Office for Davidson County, Tennessee, dated June 14, 2006 and recorded on June 23, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20000103-0000455, Book 9236, Page 504, amended in Book 9435, Page 493, and Book 9677, Page 675, Book 9668, Page 899, Instrument No. 20000329-0081450, Book 10355, Page 859, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 1424 Trace Ridge Ln Nashville, TN 37221
(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 hand this 3rd day of December, 2019.

Qing Wu

Xueqiang Chen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Qing Wu and Xueqiang Chen**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY