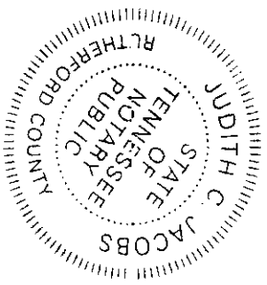
SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 377634 DEEDWARRSP
03/26/2020 08:22:41 AM 2 pgs
Fees: $13.00 Taxes: $788.10
20200326-0032689



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 4-10-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wei Xing Guo	Same as	176-05-0B-071.00-CO
(NAME)	(NAME)	
884 Arlington Heights Dr	new Owner	
(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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Boby Han,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wei Xing Guo,** hereinafter called the GRANTEE(S), his 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. 166, Section C, Hickory Woods Estates as shown on Plat of record in Plat book 6900, page 884, register's Office for Davidson County, Tennessee.

Being the same property conveyed to Boby Han, by Quitclaim deed from Jing Xiang Zhang dated June 13, 2013 and filed for record June 20, 2013 as Instrument No.20130620-0063519 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5321 Hickory Woods Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 25th day of March, 2020.

Boby Han by Carl Dunphy, as his attny-in-fact
Boby Han by Carl Dunphy, as his attorney in fact

State of Tennessee
County of Davidson

On this the 25 day of March, 2020, before me personally appeared Carl Dunphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Boby Han, and who acknowledged that he executed same as the free act and deed of the said Boby Han, by virtue of that Specific Power of Attorney, duly executed by the said Boby Han duly recorded in the Register's Offices for Davidson, County, Tennessee.

Witness my hand and official seat at Nashville, TN, this 25 day of March, 2020

Notary Public Judy Jacobs
My Commission Expires: 9-16-23

File No.: 202003005

