Davidson County DEEDWARR
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Fees:13.00 Taxes:740.00

20081008-0102169

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Wendy L. Woods-Swafford and Eric V. Swafford, Grantors
TO: Jitka Rubio & Victor Quintero, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Jitka Rubio & Victor Quintero 3620 Coles Branch Drive Antioch, TN 37013	Same as Owner	173-16-OA-067.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $200,000.00.

NOTARY PUBLIC

Affiant

Subscribed and sworn to before me this the 30th day of September, 2008.

My commission expires: June 12, 2011

NOTARY PUBLIC

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 consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Wendy L. Woods-Swafford and spouse, Eric V. Swafford**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jitka Rubio and Victor Quintero**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Hidden Creek Section 1 Phase 2 and Phase 3, Section 1 of record in Doc. No. 20030213-0020016, amended by Surveyors Certificate of Correction in Doc. No. 20031120-0169641 and Doc No. 20030331-0042208, Register's Office for said County.

Said Lot No. 80 fronts 51.28 feet on the southerly margin of Coles Branch Drive and extends back 118.79 feet on the westerly line and 132.09 feet on the easterly line to a dead line in the rear, measuring 74.93 feet thereon.

BEING the same property conveyed to Wendy L. Woods-Swafford and spouse, Eric V. Swafford by warranty deed, recorded May 31, 2005 in Instrument No. 20050531-0060895, 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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record, including the following:

The Plan, with Owner's Certificate, of record in Doc. No. 20030213-00220016, amended by Surveyors Certificate of Correction in Doc. No. 20031120-0169641, and Doc. No. 20030331-0042208, said Register's Office, which Plan shows a 20 foot minimum building setback line from Coles Branch Drive, together with a designated building site, and 20 foot easement for public utility and drainage purposes along the northerly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020514-0059176, Doc. No. 20030313-0033781, Doc. No. 20050308-0025065 and By Laws in Doc. No. 200303-0027389, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

County and/or City taxes for the year 2008 a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3620 Coles Branch Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 30th day of September, 2008

"GRANTORS"

Wendy L. Woods-Swafford by Michael Rozenboom as attorney-in-fact

Wendy L. Woods-Swafford, by Michael Rozenboom as Attorney-in-Fact

Eric V. Swafford by Michael Rozenboom as attorney-in-fact

Eric V. Swafford, Michael Rozenboom, as Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Michael Rozenboom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the attorney-in-fact for Wendy L. Woods-Swafford and Eric V. Swafford, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact.

WITNESS my hand and official seal at Franklin, Tennessee this 30th day of September, 2008.

My commission expires: June 12, 2011

Notary Public

{Seal}